Box 8

Davidson County DEEDWARR
Recvd: 04/02/07 15:07 3 pg
Fees:18.00 Taxes:684.50
20070402-0039237

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Marc G. Soble
303 Summit Ridge Court
Nashville, Tennessee 37215

SEND TAX BILL TO:
Wells Fargo Home Mortgage

MORTGAGEE:
Wells Fargo Home Mortgage, N.A.
P.O. Box 11701
Newark, NJ 07101-4701

MAP 131-5B
GROUP
PARCEL 303 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael F Galehouse, a single person,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Marc G. Soble, married**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 303, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael F Galehouse, a single person by deed from Thomas K. Nuccio, married of record in Instrument no. 20030509-0062662, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and contained on Exhibit A.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **303 Summit Ridge Circle, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the **30th** day of **March, 2007.**

~~Mike~~ **F Galehouse**
Michael

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mike F Galehouse, a single person**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

AKA Michael F Galehouse

WITNESS my hand and official seal this 30th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 7-21-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day
of March, 2007.

NOTARY PUBLIC

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT A

By-Laws contained in an instrument of record in Book 6841, page 376, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to an easement for Metro sewer lines set forth in an instrument of record in Book 5271, page 430, said Register's Office

Charter of HOA contained of record in Book 6855, page 917 and amended in Book 8176, page 697, said Register's Office.

Consent to easement agreement in Book 6869, page 162 and re-recorded in Book 6870, page 966, said Register's Office.

Easement for ingress, egress & regress to and from Hillsboro Road contained of record in Book 6869, page 157, said Register's Office. A 20 foot private sewer agreement is contained of record in Book 1068, page 413, said Register's Office.

Subject to the engineer's report contained in Book 6847, page 125, said Register's Office.

Subject to the terms & conditions contained in sale and agreement of option contained of record in Book 5388, page 503, said Register's Office.

Easement agreement contained of record in Book 7776, page 899, an ingress/egress & electrical utility easement to SBA Properties in Instrument No. 20010912-0099679, said Register's Office.

Ingress/egress & public utility easements in Book 5158, page 846 & 852 and Book 4821, page 20, said Register's Office.