File #2007218

Davidson County DEEDWARR
Recvd: 05/21/07 09:14 2 pgs
Fees:13.00 Taxes:439.93
20070521-0059965

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2007

Notary Public

MY COMMISSION EXPIRES: July 19, 2008

(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
Stonegate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda C. Dwiggins	NEW OWNER	Map 52-13-B
(NAME) 3082 Penn Meade Way	(NAME)	Parcel 173.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Thompson and husband Matthew Thompson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Linda C. Dwiggins, unmarried,** hereinafter called the GRANTEES, their 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. 209, on the Plan of Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 3, as shown by Plat of record in Instrument 200103300030661, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Thompson and husband, Matthew Thompson by deed from Joseph D. Webb, unmarried of record in Instrument 200510110122396, said Register's Office, dated October 7, 2005.

This conveyance is subject to taxes for 2007 and subsequent years; Covenants, Conditions and Restrictions of record in Book 6762, page 208, and in Instrument Number 200204250051349; master Deed and By-Laws of record in Book 7566, page 571, amended in Instrument Number 200409150111299; Charter of record in Book 8069, page 158; conveyance of common area to River Glenn Property Homeowners Association in Instrument Number 200205030054718; Conveyance of Open Spaces to River Glen Homeowners Association of record in Instrument Number 200412170150273; Storm Water Detention Agreement of record in Instrument Number 200108160088874 and subject to all matters as shown on the Plan of record in Instrument Number 200103300030661 all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **3082 Penn Meade Way, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 10th day of May, 2007.

Jennifer Thompson

Matthew Thompson

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned Notary Public, personally appeared Jennifer Thompson and Matthew Thompson, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 10th day of May, 2007.

Notary Public

My Commission expires: 12/6/08



(SEAL)

Mail After Recording To:

Stonegate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027