State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$65,000.00**

Affiant

Subscribed and sworn before me this the **31st Day of May , 2007**

Notary Public
My Commission Expires: 3-20-10

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 06/08/07 14:00 2 pgs
Fees:13.00 Taxes:240.50

20070608-0069001

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Cassandra F. Stuard **804 Apple Drive** **Nashville, Tennessee 37211**	**804 Apple Drive** **Nashville, Tennessee 37211**	**Taylor Bean & Whitaker** **1417 N. Magnolia Ave.** **Ocala, Fl. 34475**

Map 162-9 Group C Parcel 804

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

CHARLES NEAL, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CASSANDRA F. STUARD, AN UNMARRIED WOMAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in a **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. A on Lot No. 27 of Cedarwood Condominiums, a Horizontal Property Regime, as shown on the plat of Cedarwood Condominiums Revised No. 2, recorded in Plat Book 5200, page 317, as revised in Plat Book 5200, page 349, said Register's Office, and described in a Master Deed recorded in Book 5707, page 121, Book 5720, page 912 and Book 5776, page 741, said Register's Office, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cedarwood Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 5707, page 121, Book 5720, page 912 and Book 5776, page 741, and By-Laws recorded in Book 5707, page 167, and Book 6062, page 285, Register's Office for Davidson County, Tennessee are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Charles Neal by Warranty Deed from John A. Dodson and wife, Sharon K. Dodson of record in Instrument No. 20051019-0125971, Register's Office for Davidson County, Tennessee, dated October 14, 2005.

Subject to all matters of record in Plat Book 5200, page 217, and Revised in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee.

Subject to Charter of Cedarwood Condominium Association, Inc. of record in Book 5667, page 429, Book 5722, page 198, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of Cedarwood Condominium Association, Inc. of record in Book 5707, page 121, and as amended in Book 5720, page 912, and in Book 5776, page 741, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Cedarwood Condominium Association, Inc. of record in Book 5707, page 167, and as amended in Book 6062, page 285, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Charles Neal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this **31st** day of **May, 2007** before me appeared

Charles Neal

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 3-20-10

Notary Public

