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Davidson County DEEDWARR
Recvd: 06/11/07 12:12 2 pgs
Fees:13.00 Taxes:651.20
20070611-0069661

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Stephen G. Sundstrom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF JUNE, 2007.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 9/22/2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AUDRA DAVIS	owner	**161-11-0A-092.00 CO**
(NAME) **469 HUNTINGTON RIDGE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STEPHEN G. SUNDSTROM AND WIFE, KATIE SUNDSTROM AND STEPHEN J. SUNDSTROM AND WIFE, JOAN A. SUNDSTROM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUDRA DAVIS** HEREINAFTER CALLED THE GRANTEE, HER 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. 92 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen G. Sundstrom, unmarried, and Stephen J. Sundstrom and wife, Joan A. Sundstrom from Karen D. Elliott, unmarried, by deed of record as Instrument No. 20030905-0129864, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth in the Plan of record in Book 4675, page 9; Declaration of Covenants, Conditions and Restrictions of Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4729, page 687 and amended in Book 4889, page 905 and Book 5394, page 243; Charter of Huntington Ridge Townhouse Homeowners Association of record in Book 4729, page 682 and Book 4890, page 84; By-Laws of record in Book 7423, page 762; Easement of record in Book 6396, page 896 and Storm Water Detention Agreements of record in Book 9732, page 551, Book 9775, page 308, and Book 11345, page 59, said Register's Office.

unimproved ( )
This is improved(X) property, known as **469 HUNTINGTON RIDGE, NASHVILLE, TN 37211**
(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 we do covenant with the said GRANTEES that we 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 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 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 8th day of JUNE, 2007.

STEPHEN G. SUNDSTROM

STEPHEN J. SUNDSTROM

KATIE SUNDSTROM

JOAN A. SUNDSTROM

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen G. Sundstrom, Katie Sundstrom, Stephen J. Sundstrom, and Joan A. Sundstrom**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of June, 2007.

My commission expires: **September 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public