(1)

Davidson County DEEDWARR
Recvd: 06/20/07 08:52 2 pgs
Fees:13.00 Taxes:1979.50
20070620-0073493

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027
Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,999.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15 day of June, 2007.

Notary Public
My Commission Expires: 7-21-07

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Jill K. Boyle
3613 Caldwell Court
Nashville, Tennessee 37204

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
118-14-A-002.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vossland Development, LLC, a Tennessee limited liability company** hereinafter referred to as Grantor, hereby transfers and conveys to **Jill K. Boyle, unmarried,** hereinafter referred to as 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. 1b on the Plat Caldwell Court Townhomes, of record in Instrument No. 20061011-0126595, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

The premises described herein is a townhome established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Caldwell Court Townhomes of record as Instrument No. 20061011-0126595.

BEING part of the same property conveyed to Vossland Development, LLC, a Tennessee limited liability company from Stephen T. Church and wife, Susan O. Church, of record as Instrument No. 20050921-0113437, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee.

This is improved property known as: **3613 Caldwell Court, Nashville, Tennessee 37204.**

This conveyance is subject to all matters shown on the plan of record in Plat Instrument No. 20061011-0126595; Restrictive Covenants and By-laws of record in Instrument No. 20061011-0126595; HOA Charter of record as Instrument No. 20061011-012658; all of record in Register's Office for Davidson County, Tennessee.

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, her heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 15th day of June, 2007.

Vossland Development, LLC, a Tennessee limited liability company

By: _____
Richie Simmons, member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON**)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richie Simmons, with whom I am personally acquainted and who proved himself to be a member of Vossland Development, LLC, a Tennessee limited liability company, the bargainor and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of June 2007.

_____
Notary Public

My Commission Expires: 1-10-10

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010