WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/07 09:09 3 pgs
Fees:18.00 Taxes:155.40
20070716-0084091

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$42,000.00.

James Kenneth Wright
Affiant

Subscribed and sworn to before me this 12th day of July, 2007

Notary Public
My Commission expires: 8/12/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Kenneth Wright	Same 3880 Priest Lake Dr #24	133-16-0-A-76.00 CO
3880 Priest Lake Dr. #24	Nashville TN, 37217	
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dennis Ross Caudill**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Kenneth Wright**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. G-13 on the Plan of Barcelona Condominiums created under Title 66, Chapter 27, Sections 101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Barcelona Condominiums set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Dennis Ross Caudill, by deed from 270 Tampa Drive G-13 Land Trust, on November 8, 2001, of record in Instrument Number 20011109-0123559, and re-recorded in Instrument Number 20020122-0008483, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-16-0-A-76.00 CO.
- Subject to all matters as shown on the Plan of record in Master Deed Book 5200, page 440, Register's Office Davidson County, Tennessee.
- Master Deed and restrictions as set forth in instrument recorded in Book 6400, page 801, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6400, page 581, Register's Office for Davidson County, Tennessee.
- Mutual Reciprocal Easement of record in Book 58868, page 422, Register's Office for Davidson County, Tennessee.

This is improved property known as: **270 Tampa Drive, Unit G-13, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 12, 2007.

Dennis Ross Caudill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dennis Ross Caudill** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 12, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-2019

(Seal)