


STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2007.

Notary Public

My commission expires: 12/6/2010

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

Davidson County DEEDWARR
Recvd: 09/21/07 12:21 2 pgs
Fees:13.00 Taxes:392.20

20070921-0112998

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **David C. Wilson** | New owner | Map 131050B, Parcel 43400 CO |
| **434 Summit Ridge Place** | | |
| **Nashville, TN 37215** | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Paul Douglas Goddard, Jr. and wife, Caroline W. Goddard**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**David C. Wilson and wife, Melissa Wilson**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 434 of Four Seasons Condominium, a Condominium Development, as shown on Plat of record in Plat Book 5050, Page 30. established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominiums of record in Book 6841, Page 349, as amended in Book 6847, Page 122, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 reigme and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed of record in Book 6841, Page 390, and By-Laws of record in Book 6841, Page 376, to said Master Deed.

Being part of the same property conveyed to Paul Douglas Goddard, Jr. and Caroline W. Goddard by deed from Paige Manuel and Daniel A. DeFigio of record in Instrument Number 20020122-0008506, in the Register's Office for Davidson County, Tennessee, dated January 17, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 434 Summit Ridge Place, Nashville, TN 37215.

Map 131050B, Parcel 43400 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/OUR HANDS EFFECTIVE AS OF September 20, 2007:

Paul Douglas Goddard, Jr.

Caroline W. Goddard by Paul Douglas Goddard, Jr, AIF

Caroline W. Goddard by Paul Douglas Goddard, Jr, AIF

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF** Williamson | ) | |

Personally appeared before me, a Notary Public of said County and State, Paul Douglas Goddard, Jr. ~~and Caroline W. Goddard~~, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of September, 2007.

Notary Public

My Commission Expires: 9/20/08

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|---|---|---|
| **STATE OF TENNESSEE** | ) | **ACKNOWLEDGEMENT FOR** |
| | ) | **SIGNATURE MADE BY** |
| **COUNTY OF** Williamson | ) | **ATTORNEY-IN-FACT** |

Personally appeared before me, a Notary Public of said County and State, Paul Douglas Goddard, JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that ~~(s)~~he is the attorney-in-fact for CAROLINE W. GODDARD, and who further acknowledged that ~~he~~/she executed the within instrument for the purposes therein contained by signing ~~his~~/her name as the attorney-in-fact.

Witness my hand, at office, this the 20th day of September, 2007.

Notary Public

My Commission Expires: 9/20/08

20071396M