REALTY TITLE BOX 48A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27022-09-2007** **Record & Return To:** **Realty Title** **3815 Cleghorn Avenue, Suite 102** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $137,400.00. Pamela Hawkins Affiant Subscribed and sworn to before me this 25th day of September, 2007. Karen Colbert Notary Public My Commission Expires: 7/24/2010

WARRANTY DEED

Address New Owner: Carly Thomas 421 Huntington Ridge Drive Nashville, TN 37211	**Send Tax Bills To:** CTX MORTGAGE COMPANY, LLC P.O. BOX 650269 DALLAS, TEXAS 75265-0269	**Tax Information:** Map and Parcel No.: 161110A079.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janis Ann Goodwin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carly Thomas,** _____ ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 421 Huntington Ridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of September, 2007.

Janis Ann Goodwin

Janis Ann Goodwin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Janis Ann Goodwin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Davidson County DEEDWARR
Recvd: 09/28/07 15:15 2 pgs
Fees:13.00 Taxes:508.38

20070928-0115967

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 79 on the Plan of Revision One Huntington Ridge Townhouse Condominiums, as of record in Plat Book 4675, page 9, revised in Book 9700, page 846, Register's Office for Davidson County, Tennessee. to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. Goodwin and Janis Ann Goodwin, as joint tenants with right of survivorship, by Quitclaim Deed dated July 29, 2004, from Robert E. Goodwin, of record in Instrument No. 20040812-0097580, Register's Office for Davidson County, Tennessee. Robert E. Goodwin, an unmarried man, has since conveyed his interest in said property to Janis Ann Goodwin, an unmarried woman, by Quitclaim Deed of record in Instrument No. 20051107-0134893, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4729, page 687, amended in Book 4889, page 905 and in Book 5394, page 243, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Book 7423, page 762, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4742, page 570, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4729, page 682, amended in Book 4890, page 84, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4675, page 9, revised in Book 9700, page 846, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 9732, page 551 and in Book 9775, page 308 and in Book 11345, page 59, Register's Office for Davidson County, Tennessee.