THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15225

Davidson County DEEDWARR
Recvd: 10/11/07 13:29 2 pgs
Fees:13.00 Taxes:499.50
20071011-0121035

Property Address:
104 Antler Ridge Circle, Nashville, TN 37214 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kay S. Mueller, unmarried, and Brittany A. Butler, unmarried**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Patricia S. Jones**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit No. 70 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office, further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, to which reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Ole South Properties, Inc., dated April 15, 2005, and recorded May 9, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200505090051743.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 21st day of September, 2007.

Kay S. Mueller {Seal}

Kay S. Mueller

Brittany A. Butler by Kay S. Mueller {Seal}

Brittany A. Butler by Kay S. Mueller,
Her Attorney in Fact

her AIF

State of TENNESSEE
County of DAVIDSON

On this the 21st day of September, 2007, before me, the undersigned officer, personally appeared Kay S. Mueller, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Notary Public

My Commission expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kay S. Mueller, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Brittany A. Butler and that she is authorized by Brittany A. Butler to execute this instrument on her behalf.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Notary Public

My commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 21st of September, 2007.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Notary Public

My Commission expires: _____

Name of Owner and Property Address:
Patricia S. Jones
104 Antler Ridge Cir
Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
~~Patricia S. Jones~~
Community First Bank
501 S. James Campbell Blvd, Columbia, TN 38401

Tax Parcel ID#: 122-01-0-A-481.00CO