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Davidson County DEEDWARR
Recvd: 10/24/07 09:48 3 pgs
Fees:18.00 Taxes:247.33
20071024-0125669

REALTY TITLE
Bo4 48A

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Charles Settles and wife, Danielle A. Settles 4958 Edmondson Pike Unit D-18 Nashville, TN 37211	**Map 147,** **Group 7-O-B** **Parcel 018-CO**	Quicken Loans P. O. Box 553154 Detroit, MI 48255-3154
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GWENDOLYN McADAMS,** (the "Grantor") a married person, has bargained and sold, and by these presents does transfer and convey to **CHARLES SETTLES and wife, DANIELLE A. SETTLES,** (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the current year which have been prorated between the parties and paid at closing.

2. All matters on the plan of record in Book 5050, page 101, register's Office for Davidson County, Tennessee;

3. Restrictions and By-Laws of record in Book 4750, page 536; Book 5197, page 544, and Book 5197, page 585, said Register's Office.

This is improved property located and known as **4958 Edmondson Pike, Apartment D-18, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and bind herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $66,847.00.

Affiant

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

Subscribed and sworn to before me this 12 day of October, 2007.

Notary Public

My Commission Expires: 10/22/08

Grantee assumes responsibility for payment of real property taxes from and after the date hereof.

Richard D. McAdams, spouse of Gwendolyn McAdams, joins in the exection of this Deed to convey and transfer to the Grantee any and all right, title and interest he may have in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 11th day of October, 2007.

GWENDOLYN McADAMS

RICHARD D. McADAMS

STATE OF TENNESSEE)
COUNTY OF)
Williamson

Before me, Carol A. Wilson, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gwendolyn McAdams and Richard D. McAdams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood Tennessee this 11th day of October, 2007.

Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067

EXHIBIT A

(Legal Description)

BEING Unit D-18, on the Plan of Woodlea Place Townhouses, as of record in Book 5050, page 101, register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gwendolyn McAdams by deed from Christina M.M. Ribbons, Trustee of The Blue Ribbon Properties Trust of record in Instrument No. 20070411-0043102 Register's Office for Davidson County, Tennessee.