Davidson County DEEDWARR
Recvd: 11/16/07 13:12 3 pgs
Fees:17.00 Taxes:0.00

20071116-0134606

This instrument prepared by:
Leila Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074

Return To:
Lenders First Choice
1785 Voyager Ave, Ste 100
Simi Valley, Ca 93063
7482262

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Nathan Stoffer, et al	Nathan Stoffer, et al	Map/Parcel:
126 Antler Ridge Circle	126 Antler Ridge Circle	122010A49200CO
Nashville, Tennessee 37214	Nashville, Tennessee 37214	

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Nathan Stoffer, a married man and joined by his spouse Wendy Vallely** has this day bargained and sold, and does hereby transfer and convey unto the said **Nathan Stoffer and Wendy Vallely, husband and wife as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Nathan Stoffer by Deed from Ole South Properties Inc. of record in Book 20041229-0154171 Page _____, said Register's Office.

The express purpose of this conveyance is to Add Spouse to Title.

This is unimproved ( ) property known as 126 Antler Ridge Circle, Nashville, Tennessee 37214
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 3rd day of November, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nathan Stoffer

Wendy Vallely

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Jana Drury, a Notary Public in and for said County and State, **Nathan Stoffer and Wendy Vallely** the within named bargainor, individual(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.

Given under my hand and official seal of office at Nashville, TN this 3rd day of November, A.D., 2007.

NOTARY STAMP/SEAL

JANA DRURY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

NOTARY PUBLIC

Notary Commission Expires: My Commission Expires April 22, 2008

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

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

Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

_____
Affiant

_____
Notary Public

My Commission Expires: _____

Exhibit
~~SCHEDULE~~ "A"

A CERTAIN PARCEL OF LOAN TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 81 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 (THE "ORIGINAL DECLARATION"), 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 (THE "FIRST SUPPLEMENT AND THE ORIGINAL DECLARATION BEING COLLECTIVELY REFERRED TO AS THE "DECLARATION"), FURTHER AMENDED BY SECOND SUPPLEMANTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES OF RECORD AS INSTRUMENT NUMBER 20020904-0107261, SAID REGISTER'S OFFICE FOR SAID COUNTY. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF WOODLAND POINT, PHASE X, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "B" TO SAID FIRST SUPPLEMENT APPEARING AT PAGE 6 THEREOF, AND BYLAWS APPENDED THERETO AS EXHIBIT "B" APPEARING AT PAGE 32 OF THE ORIGINAL DECLARATION, SAID REGISTER'S OFFICE ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 122010A49200CO; SOURCE OF TITLE IS DOCUMENT NO. 20041229-0154171(RECORDED 12/29/04)

Derivation Clause

The instrument constituting the source of the borrower's interest in the foregoing described property was a Warranty Deed recorded as document no. 20041229-0154171 in the Register's office of Davidson County.