Warranty Deed

Davidson County DEEDWARR Recvd: 12/17/07 11:28 2 pgs Fees:13.00 Taxes:469.53 20071217-0144499	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $126,900.00. Alison L Russell Affiant Subscribed and sworn to before me, this the 14th day of December, 2007. Notary Public My commission expires: 5/22/10

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin Waldner	Countrywide Bank, FSB	Map: 109-5-B
3535 Bell Rd, Unit 902	3011 Armory Drive	Parcel: 902 CO
Nashville, TN 37214	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL WAYNE SIMONS AND SUZANNE SIMONS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN WALDNER, AN UNMARRIED PERSON**, 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:

Land in Davidson County, Tennessee, being Unit No. 902 of Williams Bend Townhomes, a Horizontal Property Regime located on Bell Road in Nashville, Tennessee, together with easements as shown on the Plan of Williams Bend Townhomes as Exhibit C to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021216-0154761 as supplemented in Instrument No. 20030529-0072377 and Instrument No. 20030930-0144058, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Instrument No. 20021216-0154761 as supplemented in Instrument No. 20030529-0072377 and Instrument No. 20030930-0144058, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Williams Bend Townhomes, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20021216-0154761 as supplemented in Instrument No. 20030529-0072377 and Instrument No. 20030930-0144058, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael Wayne Simons and wife, Suzanne Simons by deed from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20050407-0038149, Register's Office for Davidson County, Tennessee, dated April 5, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 3535 Bell Rd, Unit 902, Nashville, TN 37214.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2007.

Michael Wayne Simons

Suzanne Simons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Wayne Simons and Suzanne Simons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2007.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY