File No. 271200843

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/08 11:22 2 pgs
Fees:13.00 Taxes:462.13
20080116-0004876

BOX 10-A

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Alison L Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2008.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires May 22, 2010

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

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda J. Bowling	Wells Fargo Bank, NA	122-01-0A-376.00
(NAME)	(NAME)	
307 Doe Ridge Court	2600 Lake Lucien Drive, Ste 312	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Maitland, FL 32751	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Sharon Longo, unmarried and Sandra Gonzales, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda J. Bowling, Unmarried, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 42, Woodland Pointe Phase 9, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200010110101044 and amended in 2002072500089575; and By-Laws of record in Instrument No. 20080104-0001237; of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sharon Longo, unmarried and Sandra Gonzales, unmarried by Warranty Deed dated September 14, 2006 from Dale Phillips, unmarried of record in Instrument 200609250118359, Register's Office for said County.

Being the same property conveyed to Dale Phillips, unmarried by Warranty Deed dated October 29, 2003 from Ole South Properties, Inc. of record in Instrument 200311060163316, Register's Office for said County.

Subject to all matters as set forth per Instrument 200010110101044 and amended in 2002072500089575, Register's Office of said County.

Landscape Agreement as shown of record in Instrument 200006120058346, Register's Office for said County.

Master Declaration as shown of record in Instrument 200006070056981, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument 200010130102000 and 200202220022863, Register's Office for said County.

Restrictive Covenants of record in Instrument 200010110101044 and 200207250089575, Register's Office of said County.

By-Laws as shown of record in Instrument No. 20080104-0001237, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 307 Doe Ridge Court, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HER heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Sharon Longo

Sandra Gonzales

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sharon Longo, unmarried and Sandra Gonzales, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of January, 2007.

Commission expires: 11/22/09

Notary Public

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 271200843

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122