Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

E0800054

Davidson County DEEDWARR
Recvd: 02/27/08 13:00 2 pgs
Fees:13.00 Taxes:769.60

20080227-0019295

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$208,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of February, ~~2008~~ 1

Notary Public

My commission expires: 7/27/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Julie Waggoner	Countrywide Bank, FSB	**128-12- C 001.00 CO**
1040 Woodbury Falls Drive	801 Crescent Center Drive #510	
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

George Frank Carwile, III, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julie Waggoner, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 1040 on the plan of Woodbury Townhomes, Phase 1, a Horizontal Property Regime, as Exhibit "E" to the Master Deed, of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all of the same property conveyed to George Frank Carwile, III, an unmarried man by deed from Marquis Homes, LLC, a limited liability company of record in Instrument No. 20070302-0025915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1040 Woodbury Falls Drive, Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 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, his 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.

Witness my/our hand(s) this 20th day of February, 2008.

George Frank Carwile, III

George Frank Carwile, III
by: Andy Clough, his Attorney in Fact

Andy Clough
His attorney in Fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Andy Clough,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **George Frank Carwile, III** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **George Frank Carwile, III**, the within named bargainor(s) by the said **Andy Clough** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 20th day of February, 2008.

Notary Public

My commission expires: 11-7-2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY