This Instrument Prepared by:
Fayette County Title
621 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
David P. Bowen, Jr.
146 Antler Ridge Cr.
Nashville TN 37214

SEND TAX BILLS:
Same

Davidson County DEEDWARR
Recvd: 03/11/08 12:45 2 pgs
Fees:13.00 Taxes:555.00
20080311-0024500

Map/Parcel: ~~12010A49900CO~~
122010A 499.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **DEVIN M. JONES and wife, CANDICE L. JONES, hereinafter** called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **DAVID P. BOWEN, JR.,,** the following described property to wit:

> Land in Davidson County, Tennessee, being Unit No. 88 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 Number 20020725-0089575, said Register's Office)the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement"), the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "declaration", to which reference is hereby made. The easements, restrictive covenants, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan files as Exhibit "C" to said Second Supplement appearing at page 4, thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office.
>
> Being the same property conveyed to **DEVIN M. JONES AND WIFE, CANDICE L. JONES** by Deed of record in **INSTRUMENT NO. 200408050094383,** Register's Office for Davidson County, Tennessee.

This is improved property known as 146 Antler Ridge Cr., Nashville, TN 37214.

Taxes for the year 2008 are to be prorated and paid by the Grantee.

Said conveyance is made subject to restrictions of record in Instrument No: 20001011-0101044, and amended in Instrument No. 20020725-0089575 and further amended in Instrument No. 20020904-0107261, subject to easement of record in Instrument No. 2000419-0039023, subject to Homeowner's Association of record in Instrument No. of record in Instrument No. 20001011-01044, Instrument No. 20001013-010200, Instrument No. 20020222-0022863, all in the Register's Office for Davidson County, Tennessee and to any visible and unrecorded easements, building regulations and zoning regulations.

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; the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, 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 personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 6 day of March, 2008.

DEVIN M. JONES

CANDICE L. JONES

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **DEVIN M. JONES AND WIFE, CANDICE L. JONES**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 6 day of March, 2008.

NOTARY PUBLIC

My Commission Expires:

6/30/09

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: JUNE 30, 2009

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this the 6 day of March, 2008.

NOTARY PUBLIC

My Commission Expires 6/30/09

File #083158

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: JUNE 30, 2009