03

Buddy Tittle

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/08 14:54 2 pgs
Fees:13.00 Taxes:506.90
20080505-0046241

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 2/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Lunsford	FIRST FEDERAL BANK	
(NAME)	(NAME)	Map 131050BB
434 SUMMIT RIDGE PLACE	601 HIGHWAY 46 S	
(ADDRESS)	(ADDRESS)	Parcel 43400CO
NASHVILLE, TN 37215	DICKSON, TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **DAVID C. WILSON AND MELISSA WILSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN LUNSFORD, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 434 of Four Seasons Condominium, a Condominium Development, as shown on Plat of record in Plat Book 5050, page 30, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominiums of record in Book 6841, page 349, as amended in Book 6847, page 122, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed of record in Book 6841, page 390, and By-Laws of record in Book 6841, page 376, to said Master Deed.

Being the same property conveyed to David C. Wilson and wife, Melissa Wilson by deed dated September 20, 2007 from Paul Douglas Goddard, Jr. and wife, Caroline W. Goddard of record in Instrument No. 20070921-0112998. Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 434 Summit Ridge Place, Nashville, TN 37215

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 we do covenant with the said Grantee 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, 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 our hands this 2nd day of May, 2008.

David C. Wilson

Melissa Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C. Wilson and wife, Melissa Wilson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 2nd day of May, 2008.

My Commission expires:

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires MAY 2, 2011