State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$129000.00**

Affiant

Subscribed and sworn before me this the **29th** day of **April, 2006.**

Notary Public

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2008

My Commission Expires: 11-22-08

Davidson County DEEDWARR
Recvd: 05/09/08 12:43 2 pg:
Fees:13.00 Taxes:477.30

20080509-0048250

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

Address of New Owner(s)
William J. Patterson
228 Buck Run Drive
Nashville, Tennessee 37214

Improved Property known as:
228 Buck Run Drive
Nashville, Tennessee 37214

Send tax bills to:
New owner

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 consideration, the receipt of which is hereby acknowledged,

DONALD HUART, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

WILLIAM J. PATTERSON, married

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 11 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive, 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 No. 20020725-0089575, said Register's Office (the "First Supplement", the First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Donald Huart, unmarried by Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20030910-0131735, Register's Office for Davidson County, Tennessee, dated August 29, 2003.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 20020725-0089575, page , Register's Office for said County.

Subject to Master Declaration of Restrictive Covenants for Woodland Point recorded as Instrument No. 20000607-0056981, Register's Office for Davidson County, Tennessee.

Subject to matters shown on the PUD Boundary Plat recorded in Book 11700, page 66, Register's Office for Davidson County, Tennessee.

Subject to 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, amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office, including without limitation matters shown on the plan attached as Exhibit "B" to said First Supplement, as amended in Instrument No. 20020904-0107261.

Subject to Bylaws recorded as Exhibit "B" to the aforesaid Declaration of record as Instrument No. 20001011-0101044. Register's Office for Davidson County, Tennessee, said Bylaws appearing at page 32 of said Declaration.

Subject to Matters shown on the Plat of Woodland Point, Phase I recorded as Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

Subject to Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, page 982, said Register's Office.

Subject to Landscape Agreement recorded as Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.

Subject to Warranty Deed to Woodland Point Homeowner's Association, Inc., conveying the common area of record in Instrument No. 20001205-0119722, Register's Office for said County.

Subject to Charter of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000, Register's Office for said County.

Subject toEasement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20000419-0039023, Register's Office for said County.

Subject to Charter of Woodland Point Master Association, Inc., of record in Instrument No. 20020222-0022863, register's Office for said County.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **29th day of April, 2008.**

Donald Huart

Donald Huart

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State,

Donald Huart

, the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this **29th day** of **April, 2008.**

Jennifer R. Pierce
Notary Public At Large
Davidson County

My Commission Expires:

3-20-10

Notary Public