WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/08 13:31 3 pg
Fees:18.00 Taxes:367.97

20080610-0059736

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $. 99,450.00

Billie R. Sharp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF June, 2008

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie R. Sharp (NAME)	Regions Bank d/b/a Regions Mortgage (NAME)	043020A23900C0
239 Cedarwood Lane (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Linda A. Hughes McBride

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

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 239 a/k/a Unit No. (Z-239) on the Plan of of Cedarwood Courtyard Homes, as shown on plat of record in Plat Book 5200, Pages 60-61,as Clarified by Clarification of Plat of record in Plat Book 5497, Page 800 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Linda A. Hughes by Warranty Deed from William G. Hughes, Jr., married of record in Instrument No. 20030328-0040961, Register's Office for Davidson County, Tennessee.
Linda A. Hughes and Linda Hughes McBride are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO Revised by Declaration of Covenants, Conditions for Cedarwood Courtyard Homes, Inc., of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee, and Supplementary Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5669, Page 132; Book 6053, Page 422; Book 6119, Page 402, Book 6216, Page 434, said Register's Office as amended in Book 6707, Page 216; Book 9010, Page 503 and Book 9010, Page 505, said Register's Office. Subject to By-Laws of Cedarwood Courtyard Homes Homeowner's Association, Inc. of record in Book 5307, Page 231, as amended in Book 6062, Page 284-285, Register's Office for Davidson County, Tennessee. Subject to a Sanitary Sewers and/or Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 239 Cedarwood Lane, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand this ~~XXth~~ 5th day of June 2008

Linda A. Hughes McBride
Linda A. Hughes McBride

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 Linda A. Hughes McBride

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 5th day of June, 2008.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

County, Tennessee of record in Book 4845, Page 36, Register's Office for Davidson County, Tennessee. Subject to the Plan ofResubdivision of a portion of Phase 2 of Cedarwood Courtyard Homes, , a Planned Unit Development, as of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon; further subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants and restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of Cedarwood Condominiums of record in Book 5707, Page 121, Register's Office for Davidson County, Tennessee, as amended in Book 5720, Page 912 and Book 5776, Page 741, said Register's Office; further subject to Deed to Cedarwood Courtyard Homeowner's Association of record in Book 6216, Page 432, Register's Office for Davidson County, Tennessee.