PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/30/08 08:37 2 pgs
Fees:13.00 Taxes:592.00
20080930-0098898

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of September, 2008 by and between **Angela K. Daniell and husband, Jason Daniell**, hereinafter referred to as GRANTOR, and **Anthony Wilfert**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 133 on the Plan of Abbington Park, Phase One, Section Two, of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This Conveyance is Subject to the Following:
1) Declaration of Restrictive Covenants of record in Instrument no. 20030213-0020075 and amended in Instrument No. 20040401-0036606, 20041217-0149941; 20040401-0036605; 20040518-0058461; 20050201-0011849 and Instrument No. 20060202-0012846, Register's Office for said County
2) HOA Charter of record in Instrument NO. 20030303-0027405, Register's Office for said County
3) HOA By-Laws of record in Instrument No. 20030303-0027406, Register's Office for said County
4) Conveyance of Common Area of record in Instrument No. 20040415-0042646, Register's Office for said County
5) Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, Register's Office for said County
6) Public Sanitary Sewer Easement of record in Instrument No. 20060811-0098951, Register's Office for said County
7) All matters appearing on the plan of Abbington Park, Section Two, Phase One, of record in Instrument No.'s 20030922-0139712 & 20031006-0146904, the Register's Office for said County.

Being the same property conveyed to Angela K. Daniell, a married woman by Warranty Deed from Charles A. McGowan and wife, Renee K. McGowan, dated July 31, 2006 and recorded August 16, 2006 of record in Instrument No. 20060816-0100893, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **2849 Paddle Wheel Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Angela K Daniell
Angela K. Daniell By Bobby Ester attorney in fact

Jason Daniell By Bobby Ester attorney in fact
Jason Daniell

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Bobby Esters, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 25th day of September, 2008.

Carrie Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of September, 2008 before me personally appeared Bobby Esters, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Angela K. Daniell and Jason Daniell, and acknowledged that he/she executed the same as the free act and deed of said Angela K. Daniell and Jason Daniell.

Witness my hand, at office, this 25th day of September, 2008.

Carrie Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Name and Address of Property Owner:
Anthony Wilfert
2849 Paddle Wheel Drive, Nashville, TN 37214

Send Tax Statements to:

New Owner

Map & Parcel 062.02-OB-055.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $160,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of September, 2008.

Notary Public

My Commission Expires: 9/3/12

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
28-1-291