BILL GARRETT, Davidson County
Trans:T20090028711 DEEDWARR
Recvd: 05/01/09 10:45 2 pgs
Fees:13.00 Taxes:528.73

20090501-0039699

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$142,900.00** Affiant Subscribed and sworn to before me, this 30th day of April, 2009. Notary Public My commission expires: 9/17/2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anjanette C. Miller	SunTrust Mtg	**Map\Parcel: 122-01-0-A-256.00CO**
45 Fawn Creek Pass	1001 Semmes Ave	
Nashville, TN 37214	Richmond, VA 23224	

FOR AND IN 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 ACKNOWLEDGE, WE,

Matthew Barnes and wife, Jill A. Barnes

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

Anjanette C. Miller, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 31, in Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Fawn Creek Pass, 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, Phase III, of record as Instrument No. 20001011-0101044 which was referenced in scrivener's error as Instrument No. 20010716-0075435 on previous Trustee Deed of record in Instrument No. 20071030-0127981, Register's Office for Davidson County, Tennessee, 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 III, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Declaration appearing at page 48 thereof, and By-laws appended thereto as Exhibit "B" appearing at page 32 thereof, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units are also contained within a portion of Lot 2 on the Final Plat of Woodland Point, Phase 1, as of record as Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Barnes and wife, Jill A. Barnes by Warranty Deed from Anthony Tavakoll, dated September 9, 2007, of record in Instrument No. 20071113-0132819, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20001011-01001044, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20000607-0056891, Instrument No. 20000711-0068562, Instrument No. 20001011-0101044, Instrument No. 20020725-0089575 and Instrument No. 20020904-00107261, Register's Office for DAVIDSON County, Tennessee.

By-Laws of record in Instrument No. 20001011-0101044, Instrument No. 20040615-0070768, Instrument No. 20000104-0001237, Instrument No. 20080521-0052236 and Instrument No. 20090121-0005240, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20010124-0007201, Register's Office for DAVIDSON County, Tennessee.
Easement to Metro of record in Book 8332, Page 982, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20001013-0102000, Register's Office for DAVIDSON County, Tennessee.
Landscape Easement of record in Instrument No. 20000612-0058346, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 11700, Page 66, Register's Office for DAVIDSON County, Tennessee.
All Matters of record in Instrument No. 20010404-0037685, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 6147, Page 893, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 45 Fawn Creek Pass, Nashville, TN 37214.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 30th day of April, 2009.

Matthew Barnes

Jill A. Barnes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Matthew Barnes and wife, Jill A. Barnes, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2009.

Notary Public

My Commission Expires:_____

File #: **09397-KS**

RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 24, 2009