This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #19911.2009

Davidson County DEEDWARR
Recvd: 05/12/09 12:28 4 pgs
Fees:23.00 Taxes:507.81
20090512-0043647

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Daniel Schreiber Westerly Drive Nashville, TN 37221	Bank of America, N.A. P.O. Box 961291 Ft. Worth, Texas 76161	142 07 0 A 125.00 125

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew P. Stevens**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Daniel Schreiber,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 125 of Willow Pointe Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6772, page 257, amended in Book 8867, page 283, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Willow Pointe Condominiums as shown on Exhibit "A" to the Master Deed of record in Book 6772, page 293, Register's Office for Davidson County, Tennessee, for a more complete description of said Unit.

Being the same property conveyed to Matthew P. Stevens by Deed dated September 14, 2005 from Lynn L. Lambert of record in Instrument Number 20050919-0111868, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2009 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Charter for Willow Pointe homeowners association of record in Book 6777, Page 624, said Register's Office.
5. Master Deed for Willow Pointe homeowners association of record in Book 6772, Page 257 and Book 8867, Page 283, said Register's Office.

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 I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my 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.

This is improved property is known as: 125 Westerly Drive, Nashville, Tennessee 37221

Witness my signature this 11th day of May, 2009.

Matthew P. Stevens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Matthew P. Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of May, 2009.

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

Notary Public

My Commission Expires: 7-31-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $137,245.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 11th day of May, 2009.

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

Notary Public

My Commission Expires: 7-31-11

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 11/30/09

