Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2009.

Notary Public
My commission expires: ~~03/14/13~~ 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

03-0905-35964

Address of New Owner:	Send Tax Bills to:	Tax Information
William Clay Farrar 240 Buck Run Drive Nashville TN 37214	New Owner	122-01-0-A-338

BILL GARRETT, Davidson County
Trans:T20090036859 DEEDWARR
Recvd: 06/03/09 14:45 2 pgs
Fees:13.00 Taxes:444.00
20090603-0051352

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristen Denee Herring, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Clay Farrar, an unmarried man**, hereinafter called the Grantees, their successors 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. 5 in Woodland Point, Phase IX, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point, located on Buck Run Drive and/or Antler Ridge Circle, Nashville, 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 in Instrument No. 20020725-0089575, said Register's Office (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 part hereof the same as though copied herein.

Being the same property conveyed to Kristen Denee Herring by deed from Ole South Properties, Inc. dated August 27, 2004, recorded September 3, 2004, of record in Instrument No. 20040903-0107120, Register's Office for Davidson County, Tennessee.

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 property is improved property known as: 240 Buck Run Drive, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

x initial

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.

X WITNESS my hand this 28 day of May, 2009.

X _____ X _____ NP
Kristen Denee Herring

STATE OF Virginia
COUNTY OF Hampton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristen Denee Herring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in ~~Nashville, TN,~~ VA this 28 day of May, 2009.

Ninfa D. Paz
Notary Public
State of Virginia ~~at Large~~

My Commission expires: Aug 31, 2011

NINFA D. PAZ
Notary Public
Commonwealth of Virginia
7132297
My Commission Expires Aug 31, 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212