PREPARED BY:
KRISTIN C. PARKER
ATTORNEY AT LAW
COLUMBIA, TENN.

BILL GARRETT, Davidson County
Trans: T20090052429 DEEDWARR
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Fees: 13.00 Taxes: 336.70
20090803-0072544

(1)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between WILLIAM H. LIGHTFOOT AND WIFE, TRUDI P. LIGHTFOOT, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and RICHARD ANDREW COON, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in Davidson County, Tennessee, being Unit No. C-10, as shown on the map entitled The Villager Condominium Apartments, of record in Plat Book 5200, Page 154 and Revised in Plat Book 5200, Page 201, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property and legal description conveyed to William H. Lightfoot and wife, Trudi P. Lightfoot by deed dated January 19, 1998 of record in Book 10857, Page 97, Register's Office of Davidson County, Tennessee.
>
> Map & Parcel: 117-03-OB-041

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; Master Deed & By-Laws for Villager Condominiums of record in Book 5434, Page 665, Register's Office of Davidson County, Tennessee and corrected in Book 5487, Page 967, Register's Office of Davidson County, Tennessee; restrictive covenants affecting the subject property of record in Instrument No. 20090616-0055824, Register's Office of Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference; easement for the benefit of State of Tennessee, running across subject property, as shown by instrument recorded in Book 4808, Page 424, Register's Office of Davidson County, Tennessee; and applicable utility and drainage

easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 31st day of July, 2009.

William H. Lightfoot

Trudi P. Lightfoot

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, William H. Lightfoot and wife, Trudi P. Lightfoot, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2009.

Notary Public

My commission expires:
2/22/11

STATE OF TENNESSEE – MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $91,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2009.

Notary Public

My commission expires:
2/22/11

NEW PROPERTY OWNERS:
Richard Andrew Coon
2601 Hillsboro Pike, Unit C-10
Nashville, TN 37212

PERSON(S) RESPONSIBLE FOR TAXES:
Same

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