BILL GARRETT, Davidson County
Trans:T20090053141 DEEDWARR
Recvd: 08/05/09 10:50 2 pgs
Fees:13.00 Taxes:510.23

20090805-0073372

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $137,900.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of August, 2009.

NOTARY PUBLIC

COMMISSION EXPIRES: June 19th 2010

STEPHANIE G. GARRISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Warranty Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO: **Southern Legacy Title and Escrow, LLC** **5331 Main Street** **P.O. Box 1800** **SPRING HILL, TN 37174**		
Address of New Owner: Rhonda J. Prater 3911 Dodson Chapel Road, Unit 14 Hermitage, TN 37076	Send Tax Bills To: Same	Map-Parcel Number 086-14-0C-014.00

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joyce S. Howard, an unmarried woman, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Rhonda J. Prater, an unmarried woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 14 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven, as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as shown of record in Instrument No. 20011005-0108857, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Description is the same as the previous deed of record.

Being the same property conveyed to Joyce S. Howard, unmarried, by Warranty Deed from Ernest Lampley and wife, Barbara Lampley, dated 04/09/2007, of record in Instrument No. 02070410-0042386, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1)Taxes for the year 2009, a lien, not yet due or payable. 2) Master Deed and By-Laws of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee. 3) HOA Charter of record in Instrument No. 20011005-0108856, Register's Office for Davidson County, Tennessee. 4) Subject to Water Retention Agreement, of record in Instrument No. 20010710-0073194, Register's Office for

Davidson, Tennessee.

This property is improved property known as 3911 Dodson Chapel Road, Unit 14, Hermitage, Tennessee 37076

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 3rd day of August, 2009.

Joyce S. Howard

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce S. Howard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Spring Hill, Tennessee, this 3rd day of August, 2009.

Notary Public

My Commission expires: June 19th 2010

FILE NO: 2009070012

STEPHANIE G. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY