WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090054774 DEEDWARR
Recvd: 08/11/09 11:39 3 pgs
Fees:18.00 Taxes:218.30
20090811-0075514

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Janet McAllister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2009

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 2-6-2010
(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Dale Carey (NAME)	SAME AS NEW OWNER (NAME)	043020A10000CO
110 Clark Drive (ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Wilson Realty Management, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Dale Carey and wife, Trudy I. Carey

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being Lot No. 100, on the Plan of Cedarwood Homes, Phase One, of record in Plat Book 5200, Page 60 and 61 as amended in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which reference is made for a complete description thereof.

Being the same property conveyed to Wilson Realty Management LLC by Warranty Deed from Jerry Wiley and wife, Harriett D. Wiley of record in Instrument No. 20050202-0012459 in the Register's Office for Davdison County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO the Plan of Cedarwood Courtyard Homes, Phase One, of record in Plat Book 5200, Page 60-61 and as amended in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein. Subject to Revised Declaration of Covenants, Conditions and Restrictions of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee. Subject to Supplementary Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes of record in Book 5669, Page 132, Book 6053, Page 422; Book 6119, Page 402; Book 6216, Page 434; Amendment to Revised Declaration of Covenants, Conditions and Restrictions of record in Book 6707, Page 216 and Book 9010, Page 503 and Amendment of record as Instrument No. 20070802-0092060, all in the Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 100 Cedarwood Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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 hand this 5th day of August, 2009

Wilson Realty Management, LLC

Gary S Bradshaw

BY: Gary S. Bradshaw, Member of Wilson Realty Management, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilson Realty Management, LLC

the bargainor _____, 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 and official seal at Madison, Tennessee, this 5th day of August, 2009.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Gary S. Bradshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Wilson Realty Management, a Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5th day of August, 2009.

Deanie L. Gregory
Notary Public

My Commission Expires:

3-20-10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

Office for Davidson County, Tennessee and Subject to By-Laws for Cedarwood Courtyard Homes Homeowner's Association of record in Deed Book 5307, Page 231, as amended in Book 6062, Page 285, and as further amended in Instrument No. 20070802-0092059, Register's Office for said County. Subject to Charter of Homeowner's Association as shown of record in Book 5307, Page 226, Register's Office for said County. Subject to Deed of land identified as "Common Area" to Cedarwood Courtyard Homeowners Association, Inc. of record in Book 6216, Page 432, said Register's Office.