RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090078070 DEEDWARR
Recvd: 11/17/09 09:19 2 pgs
Fees:13.00 Taxes:832.50
20091117-0105636

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50271
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Clayton David Sanderson 641 Old Hickory Blvd. #429 Brentwood, Tennessee 37027	Chase Customer Service Dept. P. O. Box 24698 Columbus, OH 43224-0696

TAX MAP-PARCEL NUMBERS: 171030B18000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patty Chadwick, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clayton David Sanderson** hereinafter called the **Grantee**, Grantee's 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. 120 on the Plan of Townhomes of Fredericksburg, Phase One, Section Four, a Horizontal Property Regime (Private Element) as shown on Plat of Townhomes of Fredericksburg, Phase One, Section Four of record in Book 9700, page 648, Register's Office for said County, to which Plan reference is hereby made for a more complete description and including an undivided interest in and to the common elements as designated on a plat of Amenties Area Fredericksburg of record in Book 7900, Page 807, said Register's Office.

Being the same property conveyed to Patty Chadwick, an unmarried person by warranty deed from Ryan Jackson Wright and wife, Maria Wright, dated March 30, 2001 and recorded on April 2, 2001 of record in Doc. No. 20010402-0031741, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 648, said Register's Office, which Plan shows certain easements, setback lines, etc. as may be set forth thereon and subject to Plat of Amenities Area of Fredericksburg of record in Plat Book 7900, Page 807, said Register's Office which reference is here made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65 amended in Book 9500, Page 393; Book 9860, Page 840; Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10895, Page 778, Doc. No. 20000718-0070558, rerecorded in Doc. No. 20050705-0076596, By-Laws in Book 8920, Page 45; Book 10126, Page 486 as amended in Book 10275, page 959, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 641 Old Hickory Boulevard # 429, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of November, 2009.

Patty Chadwick

State of TENNESSEE
County of DAVIDSON

On this 10th day of November, 2009 , before me the undersigned authority, personally appeared Patty Chadwick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Sworn and subscribed before me this the 10th day of November, 2009

My Commission Expires: 3-20-10

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY