THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29181-11-2009** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $226,900.00. ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC Anthony N. Greco My Commission Expires January 7, 2013 STATE OF TENNESSEE Affiant Subscribed and sworn to before me this 23rd day of November, 2009. Anthony N. Greco Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Dean Ligon, Dawn Ligon 201 Deer Pointe Nashville, TN 37209	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 114140A07900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vance E. Willis and wife, Jana D. Willis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dean Ligon and wife, Dawn Ligon** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 201 Deer Pointe, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of November, 2009.

Vance E. Willis

Jana D. Willis

BILL GARRETT, Davidson County
Trans:T20090080795 DEEDWARR
Recvd: 11/30/09 15:52 2 pgs
Fees:13.00 Taxes:839.53
20091130-0109506

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Vance E. Willis and Jana D. Willis**, 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, at office, this 23rd day of November, 2009.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Section 1, Woodland Forest, as of record in Plat Book 6900, pages 534-536, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Vance E. Willis and wife, Jana D. Willis by Deed dated June 14, 2002 from Edward Williams and wife, Angela M. Williams of record in Instrument No. 20020619-0074172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants and declarations contained in an instrument of record in Book 7207, page 851, Book 7439, page 487, Book 7596, page 684, Book 7596, page 692, amended in Instrument No. 20050916-0111743, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Woodland Forest Homeowners Association, of record in Instrument No. 20040503-0049797 and Instrument No. 20050916-0111744, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Woodland Forest Homeowners Association, Inc. of record in Instrument No. 20050415-0042083, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 534-536, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 784, page 4, Register's Office for Davidson County, Tennessee.