BILL GARRETT, Davidson County
Trans:T20090082767 DEEDWARR
Recvd: 12/07/09 16:06 2 pgs
Fees:13.00 Taxes:579.05
20091207-0112056

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Joyce Thomas
3911 Dodson Chapel Rd, Unit #2
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 086-14-0-C
PARCEL 002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Curtis C. Gregory and wife, Jan B. Gregory,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joyce Thomas,** 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 condominium unit in Davidson County, Tennessee, described as follows, Unit 2 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 of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis C. Gregory and wife, Jan B. Gregory by deed from Bonnie S. Ward, unmarried, dated November 14, 2005 and filed of record in Instrument No. 20051116-0138638, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Woodhaven Condominiums as of record in Plat Instrument No. 20011005-0108857, as Exhibit A-2, and Master Deed of record in Instrument No. 20011005-0108857, and Charter of record in Instrument No. 20011005-0108856, said Register's Office. Stormwater Detention Agreement in favor of the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20010710-0073194, said Register's Office.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3911 Dodson Chapel Rd, Unit #2 Hermitage, TN 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 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 our hands this 1st day of December, 2009.

Curtis C. Gregory

Jan B. Gregory

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Curtis C. Gregory and wife, Jan B. Gregory, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of December, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $156,500.00.

AFFIANT

Subscribed and sworn to before me this 1st day of December, 2009.

NOTARY PUBLIC

JANEL L. McALISTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 3-21-11