File No. 100324

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100039866 DEEDWARR
Recvd: 06/30/10 10:04 2 pgs
Fees:13.00 Taxes:418.10
20100630-0051062

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROLA A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Summer Lee	NEW OWNER	136.0B [illegible]
(NAME)	(NAME)	
618 Flintlock Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Gregory Majewski and wife, Pamela Majewski, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Summer Lee, an unmarried woman, 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:

Land in Davidson County, Tennessee, being Unit No. 108 on the Plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory Majewski and Pamela Majewski, husband and wife by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, dated December 3, 2003 and recorded on December 9, 2003 in Instrument No. 20031209-0176126, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Woodridge at Nashboro Village, a horizontal property regime with private elements, of record in Instrument No. 20021104-0134724, as amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, said Register's Office.

Bylaws of Woodridge at Nashboro Village Homeowners Association, Inc. of record in Instrument No. 20021106-0136459, said Register's Office.

Charter of Woodridge at Nashboro Village Homeowners Association, Inc. of record in Instrument No. 20021106-0136458, said Register's Office.

Open space deed of record in Instrument No. 20021120-0144369, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20020820-0100403, said Register's Office.

File No. f00324

unimproved ☐

This is improved ☒ property, known as 618 Flintlock Court, Nashville, TN 37217

(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 our hands this 21st day of June, 2010.

Gregory Majewski

Gregory Majewski

Pamela Majewski

Pamela Majewski

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Majewski and Pamela Majewski, husband and wife, the 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 this 21st day of June, 2010.

Commission expires: 2/28/12

Rebecca Campbell
Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067