WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $161,000.00.

Affiant

Subscribed and sworn to me on June 30, 2010.

NOTARY PUBLIC

My Commission Expires: 3/18/14

BILL GARRETT, Davidson County
Trans:T20100040116 DEEDWARR
Recvd: 07/01/10 08:35 2 pgs
Fees:13.00 Taxes:595.70
20100701-0051353

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24454SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica Andrews 1046 Woodbury Falls Drive Nashville, TN 37211	NEW OWNER	128-12-0C-004.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nathan A. Wollenburg and wife, Maria Wollenburg, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jessica Andrews unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1046 of Woodbury Townhomes, Phase I, a Planned Unit Development, as shown on plat of record as Instrument No. 20050216-0085920 in the Register's Office for Davidson County, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Nathan A. Wollenburg, a single man, by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20070201-0013593 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to matters shown on Plat of record as Instrument No. 20040216-0017693 in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060310-0028278 in said Register's Office.
4. Charter of Woodbury Townhomes Homeowners' Association of record as Instrument No. 20060309-0027744 in said Register's Office.
5. Easement for Utilities and Sanitary Sewer of record in Book 5075, pages 856 and 945, in said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20050118-0005578 in said Register's Office.

7. Conveyances to the State of Tennessee of record in Book 8083, pages 534, 541 and 547, in said Register's Office.
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1046 Woodbury Falls Drive, Nashville, TN 37211.

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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on June 30, 2010.

Nathan A. Wollenburg by: Kathy Hollandsworth as His Attorney in Fact

Nathan A. Wollenburg
By: Kathy Hollandsworth as His Attorney In Fact

Maria Wollenburg by: Kathy Hollandsworth as Her Attorney in Fact

Maria Wollenburg
By: Kathy Hollandsworth as Her Attorney In Fact

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 Kathy Hollandsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Nathan A. Wollenburg and Maria Wollenburg, as their Attorney in Fact, as the free act and deed of the within named Nathan A. Wollenburg and Maria Wollenburg.

Witness my hand and official seal this 30th day of June 2010.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

My Commission Expires: