BILL GARRETT, Davidson County
Trans:T20100072798 DEEDWARR
Recvd: 11/17/10 09:14 2 pgs
Fees:13.00 Taxes:629.00
20101117-0091842

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Lori Bane

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 06/24/14

STACY N. RING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| MICHAEL & PHYLLIS FULTON | New Owner | |
| (NAME) 1900 TINNIN RD, UNIT F19 | (NAME) | 007-14-0-B/019.00 |
| (ADDRESS) GOODLETTSVILLE, TN 37072 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **Magnolia Properties of Goodlettsville, LLC f/k/a Magnolia Properties, L.L.C., a Tennessee Limited Liability Corporation**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL W. FULTON AND WIFE, PHYLLIS L. FULTON**, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**UNIT NO. 19 OF BUILDING F ON THE PLAN OF MAGNOLIA STATION-PHASE ONE, A CONDOMINIUM, CREATED UNDER THE PROVISIONS OF T.C.A. SECTION 64-27-101, ET. SEQ., AS AMENDED , AND AS ESTABLISHED BY A MASTER DEED RECORDED AS INSTRUMENT NO. 20030827-0114444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS AMENDED IN THE AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO. 20041001-0118510 AND INSTRUMENT NO. 20040627-0073312. SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE SAID UNIT, AS SHOWN ON THE PLAN OF RECORD FILED AS EXHIBIT B TO THE SAID AMENDMENT TO MASTER DEED, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY, THE UNIT CONVEYED AND THE COMMON AREAS REFERRED TO HEREIN.**

**BEING PART OF THE SAME PROPERTY CONVEYED TO MAGNOLIA PROPERTIES, L.L.C. HEREIN BY QUITCLAIM DEED DATED JUNE 18, 2003, OF RECORD IN INSTRUMENT NO. 20030626-0087669, REGISTER'S OFFICE FOR SAID COUNTY.**

**This is improved property, known as 1900 Tinnin Rd, Unit C19, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 15th day of November, 2010.

Magnolia Properties of Goodlettsville, L.L.C.
By: Richard W. Uselton, Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Richard W. Uselton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledges himself to be the Chief Manager of Magnolia Properties of Goodlettsville, L.L.C., the within named bargainor, a limited liability corporation, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability corporation by himself as Chief Manager.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of November, 2010.

NOTARY PUBLIC
My commission expires: 6/12/11

