Davidson County DEEDWARR
Recvd: 04/28/04 15:49 2pgs
Fees:13.00 Taxes:551.30
20040428-0048421

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

+ Kimberlee Saranko Whitaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th April, 2004

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

My Commission Expires (AFFIX SEAL) 4/2/05

NOTARY PUBLIC THOMAS SIDWELL WILLIAMSON COUNTY NOTARY PUBLIC AT LARGE My Commission Expires 4/2/05

THIS INSTRUMENT WAS PREPARED BY:

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 791-1550

Address of New Owners as Follows:
Andrew WHITAKER and Kimberlee WHITAKER
906 C Russell Street
Nashville, TN 37206

Send Tax Bills To:
New owner

Map Parcel No.
19-082.16-0 A-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Kevin E. WOFFORD**, a married man, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Andrew Burton WHITAKER and Kimberlee Saranko WHITAKER, husband and wife**, hereinafter called 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 Lot # 6, on the Plan of Edgefield Townhomes, of record in Plat Book 6250, page 3, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin E. Wofford by Warranty Deed from Annie E. Williams of record in Instrument No.l 20020909-0108704, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2004, a lien which is no yet due and payable.

b. Subject to Restrictive Covenants of record in Book 6285, page 735, Register's Office for Davidson County, Tn. Whick restrictions include provision for an annual fees for the maintenance of common areas and other purposes, with fee being intended as a lien on real estate. Property is also subject to Association Rules and conditions as set out in said instrument, which shall apply to each lot owner; and Deed of record in Book 5799, page 283, Register's Office for Davidson County, Tennessee, subject property to restrictions at Book 3369, page 23 and Book 4565, Page 665 and Book 5711, page 420, said Register's Office and subject to Urban Zoning Overlay of record in Metro Bill No. BL-200D-476 of record in Metro Clerks Office for Davidson County, Tennessee.

c. The Plan of Record in Book 6250, page 3, said Register's Office, shows an owner's certificate, a 20 foot minimum setback line from Russell Street.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **906 C Russell Street, Nashville, TN 37206**

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 person 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 MY HAND 16th day of April, 2004.

GRANTOR:

Kevin E. Wofford

GRANTOR:

Korine Ashley Wofford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin E. Wofford and Korine Ashley Wofford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 16th day of April, 2004.

NOTARY PUBLIC

My Commission expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05