Davidson County DEEDWARR
Recvd: 01/03/05 15:22 3 pgs
Fees:18.00 Taxes:518.00
20050103-0000738

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Kendra Bomar
6925 Highland Park Drive
Nashville, TN 37205

SEND TAX BILL:

CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

MORTGAGEE:
CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

MAP AND PARCEL:
Map 143-3-B
Parcel 40 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shawn McCormick and Steve McNutt, as Joint Tenants with Right of Survivorship**, ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **Kendra Bomar**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 6925 on the plan of Phase Three, Harpeth Glen Condominium, of record in Plat Book 4675, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Glen Condominiums, a horizontal property regime established by Master Deed of record in Book 4546, page, 658, as amended in Book 4630, page 504; Book 4775, page 384; Book 4872,page 973; Book 5178, page 138 and in Book 9797, page 493, said Register's Office.
>
> Being the same property conveyed to Shawn McCormick and Steve McNutt, as Joint Tenants with Right of Survivorship, by deed from David A. Collins and wife, Cindy Collins, of record in Instrument Number 20040716-0085463, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 6925 Highland Park Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30 day of December, 2004.

Shawn McCormick by Steve McNutt Atty-in-Fact

Shawn McCormick, by Steve McNutt, Attorney-in-Fact, by Power of Attorney of record as Instrument Number _____, Register's Office for Davidson County, Tennessee.

Steve McNutt

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Steve McNutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30 day of December, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Steve McNutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Shawn McCormick and who acknowledged that he executed the same as the free act and deed of Shawn McCormick.

Witness my hand and official seal, this the 30 day of December, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me
this 30 day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007