Realty 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $211,800.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2005.

Notary Public
My commission expires: June 7, 2009

Davidson County DEEDWARR
Recvd: 07/08/05 08:19 2 pgs
Fees:13.00 Taxes:783.66
20050708-0078814

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

MY COMMISSION EXPIRES: JUNE 21, 2008

01-0506-24844

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Shane Bortscheller | Countrywide Home Loans, Inc. | 104-13-0-C-004 |
| 3603 D Bellwood Avenue | 750 Old Hickory Blvd., #180 | |
| Nashville TN 37205 | Brentwood, TN 37027 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly D. Andrews, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Shane Bortscheller**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No. 4, on the Plan of Bellwood Town Homes, as shown on the Condominium Plat of record in Book 5200, Page 429, Register's Office for said County, and an undivided 25 percent interest in the common elements as described on such Condominium Plat and the Master Deed and By-Laws for the Bellwood Townhomeowners' Association of record in Book 5915, Page 736, said Register's Office.

A condominium apartment established pursuant to all the provisions to the Tennessee "Horizontal Property Act" as the same set out in Sections 66-27 101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor and other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellwood Townhomeowners' Association, of record in Book 5915, Page 736, Register's Office for Davidson County, and the By-Laws appended thereto of record in Book 5915, Page 767, said Register's Office.

Being the same property conveyed to Kimberly D. Andrews by deed from Beth C. Baggett, dated March 2, 2001, of record in Instrument No. 20010314-0024345, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3603 D Bellwood Avenue, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 1st day of July, 2005.

Kimberly D. Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly D. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, this 1st day of July, 2005.

Notary Public

My Commission expires June 7, 2009

