Record 1ST

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/05 09:40 2 pgs
Fees:13.00 Taxes:244.20
20051020-0126428

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$66,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of October, 2005

Notary Public

My Commission expires: 8/30/06 (Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Jason James | Decision One Mortgage Company, LLC | 162-09-0-C-710 CO |
| 710 Apple Court | 6060 J. A. Jones Drive, Suite 1000 | |
| Nashville, TN 37211 | Charlotte, NC 28287 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amy Lynn Kelsey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason James, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. Unit No. B, located on Lot No. 18 on the plan of Cedarwood Condominiums, Phase III, Revised, of record in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Joshua K. Landrum and wife, Amy L. Landrum, by deed from Tucker L. Haynes, Trustee of the Tucker L. Haynes Revocable Living Trust agreement, on August 30, 1995, of record in Book 9786, page 257, Register's Office for Davidson County, Tennessee. Further conveyed to Amy Lynn Kelsey, formerly known as Amy Lynn Kelsey Landrum, by Final Decree of Divorce of in the Fourth Circuit for Davidson County, Tennessee, No. 97-D-2326, from Joshua Kane Landrum, of record in Book 10899, page 323, said Register's Office.**

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 162-09-0-C-710.00 CO.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 349, Register's Office Davidson County, Tennessee.
- Master Deed in instrument recorded in Book 5707, page 121; in Book 5720, page 912; and in Book 5776, page 741, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6062, page 285, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 5667, page 429, and in Book 5722, page 198, Register's Office for Davidson County, Tennessee.

This is improved property known as: **710 Apple Court, Nashville, TN 37211**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this October 19, 2005.

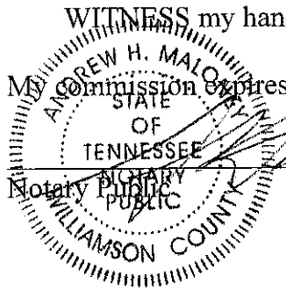
Amy Lynn Kelsey

**Amy Lynn Kelsey**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amy Lynn Kelsey** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 19, 2005




My commission expires 8/20/05

Notary Public