(1)

# WARRANTY DEED

KENDRA SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER,,2005.

Notary Public

MY COMMISSION EXPIRES: 6-28-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John P. Booth | JPMorgan Chase Bank, N.A. | Map 160-15-C Parcel 008.00 CO |
| (NAME) 1625 Purple Martin Trace | (NAME) 950 Market Promenade Ave #2201 | Davidson County DEEDWARR Recvd: 11/07/05 11:42 2 pgs Fees:13.00 Taxes:1217.30 |
| (ADDRESS) Cumming GA 30041 | (ADDRESS) Lake Mary, FL 32746 | 20051107-0134574 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christena M. Furr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Booth and Kimberly G. Booth, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

UNIT NO. 114 IN CLOVERLAND HALL, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartment, property, co-owners and tenants of Cloverland Hall Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Christena M. Furr by warranty deed of Haury and Smith Contractors, Inc., of record in Instrument #20031201-0172691, Register's Office of Davidson County, Tennessee.

Stephen Douglas Furr joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

This conveyance is subject to: (1) Subject to all matters appearing of record in Plat Book in Instrument #20021101-0134432, Register's Office of Davidson County, Tennessee. (2) Public Utilities and Drainage easements of record in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, including stormwater detention agreement of record in Instrument No. 20020925-0116817, Register's Office for Davidson County; and public utility easement of record in Deed Book 7868, page 956, Register's Office for Davidson County, Tennessee. (3) Subject to the Master Deed and By-Laws for Cloverland Hall, Horizontal Property Regime, of record in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, and all easements, conditions and restrictions contained therein, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 U.S.C. 3604 ©.

unimproved ☐

This is improved ☒ property, known as 5601 Cloverland Drive 114, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 31st day of October, 2005.

Christena M. Furr

Stephen Douglas Furr

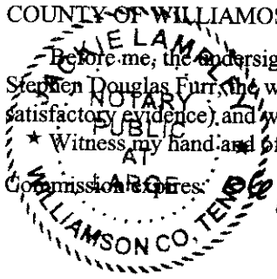
STATE OF TENNESSEE

COUNTY OF WILLIAMOSN

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Christena M. Furr and Stephen Douglas Furr, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of October, 2005.

Commission expires: 6/27/09




Notary Public