03

Realty Title
48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $148,900.00**

**Affiant**

**Subscribed and sworn to before me, this 15th day of February, 2006.**

**Notary Public**
**My commission expires: 02/22/09**

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/01/06 14:17 2 pgs
Fees:13.00 Taxes:550.93
20060301-0023719

**03-0601-33303**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Charlotte Shrum Wilson<br>306 Summit Ridge Circle<br>Nashville TN 37215 | NEW OWNER | 131-05-0-B-306.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly J. Clune**, unmarried hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Charlotte Shrum Wilson**, hereinafter called the Grantee, her successors 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 Unit No. 306, together with the appurtenant interest in the common elements of Four Seasons Condominium horizontal property regime established by Master Deed, of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Book 5050, Page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly J. Clune, unmarried by deed from Robert Frank Seidel and wife, Sandra Seidel, dated March 24, 2000, of record in Instrument No. 20000328-0030976, Register's Office for Davidson County, Tennessee.

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 306 Summit Ridge Circle, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 15th day of February, 2006.

Kimberly J. Clune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly J. Clune, 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 Nashville, TN, this 15th day of February, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

