Record 151

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060193

Davidson County DEEDWARR
Recvd: 04/13/06 11:05 2 pgs
Fees:13.00 Taxes:436.60
20060413-0042448

Send Tax Bills To:
New owner

New Owner is:
Catherine Sanders
153 Pepper Ridge Circle
Nashville, TN 37013

MAP: 149-05-O-A
PARCEL: 153.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Laura L. Burkhardt, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Catherine Sanders,** _____ , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 153, on the plan of 2nd Revision to Phase Five, Pepper Ridge Condos, of record in Plat Book 7900, page 560, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Laura L. Burkhardt, unmarried from Carol Gainer, unmarried by Warranty Deed dated May 28, 2004 and recorded June 21, 2004 in Instrument No. 20040621-0073252 and corrected in Instrument No. 20040825-0102586, Register's Office for Davidson County.

Also being the same property conveyed to Carol Gainer, unmarried from Quazar Partnership, dated July 19, 1996 and recorded July 22, 1996 in Book 10128, page 194, Register's Office for Davidson County.

This conveyance is subject to a Master Deed of record in Book 7466, page 248; Book 8672, page 17; Book 8856, page 867; and all matters of record on plat in Plat Book 7900, page 560, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of April, 2006.

GRANTOR:

Laura L. Burkhardt

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Laura L. Burkhardt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of April, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Affiant

SWORN TO and subscribed before me this 12 day of April, 2006

Daphne M. Davis
NOTARY PUBLIC

My commission expires: 11-14-09