Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $83,000.00 .

Affiant

Subscribed and sworn to before me this 28th day of April, 2006.

Notary Public
My Commission Expires 01/26/08

**Return to:**
**All-Star Title, Inc.**
**120 Donelson Pike, Ste 201**
**Nashville, TN 37214**
**Ph: (615) 883-5883 Fax: (615) 883-7543**

06-0201

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Cedrick Grandberry | NEW OWNER | 108-03-0-A |
| 919 Patio Drive | | 47.00 CO |
| Nashville, TN 37214 | | |

Davidson County DEEDWARR
Recvd: 05/03/06 15:04 2 pgs
Fees:13.00 Taxes:307.10
20060503-0051477

## WARRANTY DEED

For and in 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 **Mary Ann Cornett, unmarried and Kelly Cornett Woods, married, tenants in common**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cedrick Grandberry**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**A certain condominium apartment in Davidson County, Tennessee, described as Lot 28, Unit No. 47 of Patio Villa, a Condominium, a Horizontal Property Regime, located on Patio Drive, Nashville, Tennessee, as shown on the plat of Phase Two, Condominium Site Plan, Section Three, Patio Villa, Condominium apartments, recorded in Plat Book 5200, page 495, said Register's Office, and described in a Master Deed recorded in Book 5970, Page 829, as corrected and re-recorded in Book 6014, Page 978, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments contained in the Master Deed recorded in Book 5970, Page 829, as corrected and re-recorded in Book 6014, Page 978, and By-Laws recorded in Book 5970, page 861, as corrected and re-recorded in Book 6015, Page 11 and amended in Book 6406, Page 799, Register's Office for said County, are incorporated herein by reference and made a part hereof, the same as though copied herein.**

**Being the same property conveyed to Mary Ann Cornett, unmarried and Kelly Cornett, married, tenants in common by deed from Terry L. Releford, a married person, dated August 6, 2004, recorded in Instrument No. 20040810-0096609, Register's Office for said County. Kelly Cornett and Kelly Cornett Woods are one and the same person. Subject property is not the usual residence of GRANTORS.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **919 Patio Drive, Nashville, TN 37214.**

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 our hands this 28th day of April, 2006.

Mary Ann Cornett

Kelly Cornett Woods

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mary Ann Cornett and Kelly Cornett Woods**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of April, 2006.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE