# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/06 11:21 2 pgs
Fees:13.00 Taxes:777.00

20060504-0051947

RETURN TO:
**Premier Escrow, LLC**
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-6626
**BOX 10-A**

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp 5/28/06

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**.

Michelle L. Mancera
Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2006.

Kathy Snider
Notary Public

My commission expires: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Donald Christopher Koons**<br>**Heather Christine McKee** | SUNTRUST MORTGAGE INC. | **Map 104-02-0-S, Parcel 007CO** |
| **116 31st Avenue North** | 201 - 4th Avenue North<br>7th Floor | |
| **Nashville, TN 37203** | Nashville, TN 37219 | |

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,

**Jennifer L. Corbitt-Rice and William B. Rice, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Donald Christopher Koons and Heather Christine McKee ,** TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 108, together with Parking Space No. 3, of the Hedrick Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C", said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such Unit and Parking Space.**

**Being the same property conveyed to Jennifer L. Corbitt, unmarried, by Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 200004050034451, Register's Office for Davidson County, Tennessee. The said Jennifer L. Corbitt having since married and is now known as Jennifer L. Corbitt Rice.**

**THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hedrick Place Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.**

**William B. Rice, spouse of the above named Jennifer L. Corbitt Rice, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his/her marital rights.**

This is Improved (_X__) Unimproved (____) property, known as: **116 31st Avenue North, Nashville, TN 37203**

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/our hand(s) this **3rd** day of **May, 2006.**

**Jennifer L. Corbitt-Rice**

**William B. Rice**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer L. Corbitt-Rice and William B. Rice, wife and husband ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **May, 2006.**

**Notary Public**

**My Commission Expires:** 5/30/07

STEPHEN W. ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.