Davidson County DEEDWARR
Recvd: 05/26/06 13:27 2 pgs
Fees:13.00 Taxes:813.71

20060526-0062344

# WARRANTY DEED

G-VRE-06-180

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,921.00

Affiant

Subscribed and sworn to before me this 23rd DAY OF May, 2006.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)
My Commission Expires March 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Keith C. Douglas | Same as new | |
| 4505 Harding Pike #180 | (NAME) owner | 116-3-B-180 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW THOMAS LOCY CORKERN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH C. DOUGLAS, an unmarried man hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 180 ON THE PLAN OF ROYAL OAKS CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 5200, PAGE 45 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5282, PAGE 972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW THOMAS LOCY CORKERN, A SINGLE PERSON BY WARRANTY DEED FROM DAVID E. RUMSEY, A MARRIED PERSON RECORDED DECEMBER 1, 2004 IN INSTRUMENT NO. 20041201-0142914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4660, page 59; Book 5200, page 45; Book 5282, page972; Book 5282, page 501; and Book 4835, page 964, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 4505 Harding Pike #180, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of May, 2006.

Matthew Thomas Locy Corkern

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Thomas Locy Corkern, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903