This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060461

Davidson County DEEDWARR
Recvd: 06/27/06 12:39 2 pgs
Fees:13.00 Taxes:347.80

20060627-0076727

Send Tax Bills To:
New Owner

New Owner is:
Malissa F. Bowman
833 Longhunter Court
Nashville, TN 37217

MAP: 135-08-A
PARCEL: 833.00 CO

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, **Marie Littrell f/k/a Marie E. Collie, and husband, Jeff Littrell**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Malissa F. Bowman** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in 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:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 833 on the plan of Nashboro Village Nineteen Condominiums, of record in Book 5200, page 80, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Marie Littrell f/k/a Marie Collie by Warranty Deed from Chad R. Folk, an unmarried man dated 03/31/00, recorded 04/04/00, in Instrument No. 200004040033749, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Easements and/or setback lines of record in Plat Book 5200, page 80, said Register's Office.

Easements of record in Book 4821, pages 105-122 and Book 4915, pages 79 and 80, said Register's Office.

Restrictive covenants of record in Book 4827, page 14, as amended in Book 5469, page 840, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5333, page 999, said Register's Office.

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.

MCH
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 16th day of June, 2006.

GRANTOR:

Mari Littrell f/k/a Mari E Collie

Marie Littrell f/k/a Marie E. Collie

Jeff Littrell

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Marie Littrell f/k/a Marie E. Collie, and husband, Jeff Littrell**, 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 16th day of June, 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 $94,000.00.

Affiant

SWORN TO and subscribed before me this 16 day of June, 2006.

NOTARY PUBLIC

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

7-29-06