WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/06 09:19 2 pgs
Fees:13.00 Taxes:751.10

20060629-0077756

21748

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Dana C. Sullivan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF June, 2006.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dana C. Sullivan	Countrywide Mortgage Ventures, LLC dba Commerce Union Mortgage	
5908 Stonebrook Drive	2021 N. Gallatin Road, Suite 280	Map and Parcel 171-02-0-A04.600CO
Brentwood, TN 37027	Madison, TN 37115	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA F. GRANT, an unmarried person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto DANA C. SULLIVAN, an unmarried person, hereinafter called the GRANTEE(S), her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 46 on the Condominium Site Plan, Phase 2, Brentwood Villa of record in Plat Book 6900, page 185, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Patricia F. Grant, unmarried, by Warranty Deed from Jason Scudder, unmarried, dated August 14, 2002, of record in Instrument No. 20020927-0117860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 171-02-0-A04.600CO.
b. All matters appearing on the Plan of Brentwood Villa, Phase 2, of record in Plat Book 6900, page 185, Register's Office for Davidson County, Tennessee.
c. Master Deed Establishing Brentwood Villa Condominium of record in Book 6923, page 943, Register's Office for Davidson County, Tennessee.
d. By-Laws of record in Book 6923, page 986, said Register's Office.
e. First Amendment to Master Deed Establishing Brentwood Villa Condominium of record in Book 7035, page 115, said Register's Office.
f. Second Amendment to Master Deed Establishing Brentwood Villa Condominium of record in Book 7101, page 730 as re-recorded in Book 7143, page 18, Register's Office for Davidson County, Tennessee.
g. Third Amendment to Master Deed Establishing Brentwood Villa Condominium of record in Book 7266, page 84, said Register's Office.
h. Fourth Amendment to Master Deed Establishing Brentwood Villa Condominium of record in Book 7423, page 574, said Register's Office.
i. Amendment to By-Laws for Brentwood Villa Condominium and Brentwood Villa Condominium Association, Inc. of record in Book 7423, page 567 and 8074, page 564, said Register's Office.
j. Easement of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee.
k. Stormwater Detention Agreement of record in Book 6385, page 814, said Register's Office.
l. Charter of Condo Association of record in Book 6936, page 895, Amendments to Charter of record in Book 7998, page 249 and Book 8267, page 270, said Register's Office.
m. Deeds of conveyances of record in Book 8127, page 666; Book 8127, page 782; Book 8127, page 802; and Book 8128, page 17, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 5908 Stonebrook Drive, Brentwood, Tennessee 37027.

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), her heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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 27th day of June, 2006:

Patricia F. Grant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named PATRICIA F. GRANT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of June, 2006.

Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY