Davidson County DEEDWARR
Recvd: 07/11/06 11:05 2 pgs
Fees:13.00 Taxes:434.75

20060711-0083111

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $117,500.00

Affiant

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

Notary Public
My commission expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03-0605-33622

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ashley Yarbrough | CTX Mortgage Company, LLC | 142-15-0-C-149.00CO |
| 149 Hicks Road | 801-94th Avenue North | |
| Nashville TN 37221 | St Petersburg, FL 33702 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen Gardner**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashley Yarbrough**, hereinafter called the Grantees, their successors and assigns, a 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. 149, together with the appurtenant interest in the common elements of Breckenridge Condominium, a horizontal property regime established by Master Deed of record in Book 6808, Page 45 amended in Book 7020, Page 848, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Helen Gardner by deed from Julie J. Foss, dated 7-20-04, of record in Instrument No. 20040811-0097133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 149 Hicks Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of June, 2006.

Helen Gardner By Elizabeth Gardner, her attorney in fact.
Helen Gardner
By: Elizabeth Gardner, Attorney in Fact

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 Elizabeth Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Helen Gardner and that she is authorized by Helen Gardner to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 28th day of June, 2006.

State of Tennessee at Large

My Commission expires: 10/2/07

NORA M. ADAMS
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES OCTOBER 2, 2007