Davidson County DEEDWARR
Recvd: 07/28/06 15:01 2 pgs
Fees:13.00 Taxes:638.25

20060728-0091734

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

B-SZCR-06-8311

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 NUMBER
Randall G. Pomranke	Citimortgage Inc.	
8311 Saint Danasus Drive (ADDRESS)	1000 Technology Drive (ADDRESS)	173-9A-241.00 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	O'Fallon, MO 63368-2240 (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 CANDACE PEARSON HOCKENSMITH AND HUSBAND, TOM HOCKENSMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL G. POMRANKE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 182 ON THE PLAN OF LENOX VILLAGE, PHASE "E", REVISION OF LOTS 177 THROUGH 188, AS OF RECORD IN INSTRUMENT NO. 20040726-0088981, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CANDACE PEARSON, UNMARRIED BY WARRANTY DEED FROM SIGNATURE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 13TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040913-0109871, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Candace Pearson having since married and is now known as Candace Pearson Hockensmith. Tom Hockensmith joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed as conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE, PHASE E, REVISION TO LOTS 177 THROUGH 188 Condominium of record in Instrument No. 20020315-0032825 , as amended by instrument(s) of record in Instrument No. 20021226-0158459; also subject to easements, rights and interests 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; Instrument No. 20040726-0088981; Instrument No. 20020315-0032826; Instrument No. 20020412-0045831 and amended in Instrument No. 20021226-0158458; Book 7361, page 230; Instrument No. 20011129-0130322 and 20030923-014066; Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8311 Saint Danasus Drive, Nashville, Tennessee 37211
(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 18th day of July, 2006.

Candace Pearson Hockensmith

Candace Pearson Hockensmith

Tom Hockensmith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candace Pearson Hockensmith and Tom Hockensmith, 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 18th day of July, 2006.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 20[illegible]

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