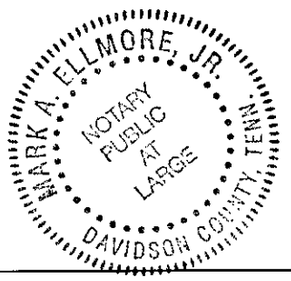
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Adams	Countryside Home Loans	122-10-A-251 CO
(NAME) 55 Fawn Creek Pass	(NAME) PO Box 10423	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Van Nuys, CA 91410-0423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marc Rowe, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly Adams, an unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 26, together with the appurtenant interest in the common elements of Woodland Point Townhomes Phase Three, a horizontal property regime established by Declaration, of record in Instrument No. 20001011-0101044, Register's Office for Davison County, Tennessee, said Unit being depicted on Exhibit C to the aforementioned Declaration and being located upon Lot No. 2 on the Plan of Woodland Point Phase I First Revision of record in Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marc Rowe, unmarried by Warranty Deed from Stanley J. Mikalonis, III and wife, Lorie A. Mikalonis, recorded on 8/25/04 in Instrument No. 20040825-0102964, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 55 Fawn Creek Pass, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 8th day of August, 2006.

Davidson County DEEDWARR
Recvd: 08/10/06 10:21 2 pgs
Fees:13.00 Taxes:536.50

20060810-0098502

Marc Rowe

STATE OF ILLINOIS

COUNTY OF Cook

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

Witness my hand and official seal at Chicago, Illinois this 8th day of August, 2006.

Commission expires:

Geraldine Viramontes
Notary Public

OFFICIAL SEAL
GERALDINE VIRAMONTES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/06/08