Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/06 13:40 2 pgs
Fees:13.00 Taxes:778.85

20060815-0100413

G-HDH-06-906

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 8-9-09

(AFFIX SEAL)

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

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 NUMBERS |
|---|---|---|
| Erika M. Kelly | Bank of America (NAME) | |
| 906 C Russell Street (ADDRESS) | 900 Southside Blvd (ADDRESS) | 82-16-A-6-CO |
| Nashville, TN (CITY) (STATE) (ZIP) | Jacksonville FL 32256 (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 ANDREW B. WHITAKER AND KIMBERLEE SARANKO WHITAKER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIKA M. KELLY, unmarried, 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 6, UNIT C, EDGEFIELD TOWNHOMES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 3, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDREW BURTON WHITAKER AND KIMBERLEE SARANKO WHITAKER, HUSBAND AND WIFE BY WARRANTY DEED FROM KEVIN E. WOFFORD, A MARRIED MAN AND KORINE ASHLEY WOFFORD RECORDED THE 28TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040428-0048421, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 3; BOOK 6285, PAGE 735; BOOK 3369, PAGE 23; BOOK 4565, PAGE 665; BOOK 5711, PAGE 420; BOOK 5799, PAGE 283, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 906 C Russell Street, Nashville, Tennessee
(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 9th day of August, 2006.

Andrew B. Whitaker

Kimberlee Saranko Whitaker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew B. Whitaker and Kimberlee Saranko Whitaker, 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 9th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

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