RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/06 14:01 2 pgs
Fees:13.00 Taxes:458.80
20060818-0102267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Courtney A Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF AUGUST, 2006.

Carolyn A James
Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

CAROLYN A. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra L. Cockerham, unmarried	Countrywide Home Loans	
(NAME)	(NAME)	
4200 West End Ave, #101	3011 Armory Dr., Ste 120	Map 103.12-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37204	Parcel 1.00-CO
(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, **KRISTA D. HARNED, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DEBRA L. COCKERHAM, UNMARRIED**, 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, described as follows, to-wit:
Being Apartment No. 101, The Harding House, a Condominium of record in Book 4675, Page 60, Register's Office for Davidson County, Tennessee, to which plan is shown as Exhibit "A-1" to the Master Deed and By-Laws of record in Book 4759, Page 665, as amended in Book 4768, Page 818; Book 4979, Page 944; Book 5898, Page 767; and Book 5898, Page 769, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Krista D. Harned, from Robin Jean Ely, Unmarried, by Warranty Deed, dated February 23, 2004, recorded in Instrument No. 200402260021873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4200 West End Ave., Unit 101, Nashville, TN 37203

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 our hands this 16th day of August, 2006.

Krista D. Harned

Krista D. Harned

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 Krista D. Harned, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 16th day of August, 2006.

Commission expires: May 24, 2010

GAYLA COLVERT HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY

Gayla Colvert Hendrix
Notary Public