WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Brannan U. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2006.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES: November 6, 2006.
(AFFIX SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 06, 2006

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brannan U. Cole	Brannan U. Cole	171-3-O-B-249-CO
(NAME) 601 Old Hickory Blvd. Condominium 53	(NAME) 601 Old Hickory Blvd. Condominium 53	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, Jonathan Karr and Ronie Karr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brannan U. Cole, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Blvd. Condominium 53, Brentwood, TN 37027
(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 our hands this 17th day of August, 2006.

Davidson County DEEDWARR
Recvd: 08/21/06 10:35 2 pgs
Fees:13.00 Taxes:703.00
20060821-0102701

Jonathan Karr

Ronie Karr

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Karr and Ronie Karr**, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 17th day of August, 2006.

My Commission expires: November 6, 2006

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 06, 2006

Eileen Strange
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 53, Phase Two, Section Six, Townhomes of Fredericksburg, as shown on the plan of record in Plat Book 9700, page 953, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan Karr and wife, Ronie Karr, by Warranty Deed from Primacy Closing Corporation dated 6/17/05 of record in Instrument No. 20050714-0081936, Register's Office for Davidson County, Tennessee.

SUBJECT TO: By Laws of record in Book 8920, page 45,and Book 10694, page 539; Charter for the Homeowners Association in Book 8920, page 40; PUD Boundary in Plat Book 7900, page 509; Quitclaim Deed for common areas in Book 11753, page 208; Water Main Easement in Book 9698, page 81; Sanitary Sewer Easement in Book 7358, page 643, Book 7851, page 712, Book 7993, page 269, Book 9698, page 124; Easement for Cable TV in Instrument No. 20000516-0049387; Easement to Bellsouth in Book 10709, page 143; Amenities Area in Book 9443, page 538; Restrictions in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10224, page 683, Book 10294, page 850, Book 10694, page 541, Book 10453, page 931, Book 7798, page 843; and, any and all matters as shown on the plan of record in Plat Book 9700, page 953, Register's Office for Davidson County, Tennessee.