Davidson County DEEDWARR
Recvd: 09/18/06 10:45 2 pgs
Fees:13.00 Taxes:481.00
20060918-0115061

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

x Candace N. Comer
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of September, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
CANDACE N. COMER, UNMARRIED

424 Summit Ridge Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
131-05-0B-424.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA J. BOWMAN, UNMARRIED** hereinafter referred to as Grantors, hereby transfers and conveys to **CANDACE N. COMER, UNMARRIED,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Apartment Unit No.424 of Four Seasons Condominium Created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 127, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed at as shown on plat at Book 5050, Page 30, all recording references to the Davidson County Tennessee Registers Office, all of which are incorporated herein and reference is here by made to same for a complete identification and description of said unit.

Being the same property conveyed to ANGELA J. BOWMAN by deed (DEEDWARR) from KATHERINE J. STEVENS, UNMARRIED of record in Deed Instrument 200310160153523 on 09/23/2003 and filed for record on 10/16/2003 , Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5050 and Page 30, Register's Office of said County.

Master Deed in Book 6841, page 349, amended in Book 6847, page 122 said Register's Office.

By-Laws in Book 6841, page 376, said Register's Office.

Homeowners Association Charter in Book 6856, page _____, amended in Book 8176, page 697, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 424 Summit Ridge Place, Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of September, 2006.

Angela J. Bowman

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 Angela J. Bowman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2006.

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY
WILLIAMSON COUNTY

Notary Public

My Commission Expires: _____

EXPIRES: FEBRUARY 19, 2007

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