WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/06 14:15 2 pgs
Fees:13.00 Taxes:329.30

20061003-0122591

G-CM-06-1900

STATE OF Tennessee
COUNTY OF Davidson

$89,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Kathryn J. Taylor	Bank Of America	
1900 Richard Jones Road #B106	(NAME) 1400 Best Plaza Drive, STE 101	117-15-A-62 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Richmond, VA 23227	
(CITY) (STATE) (ZIP)	(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 CARA MONFORTE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHRYN J. TAYLOR, 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 UNIT NUMBER B-106 ON THE PLAN OF GREEN HILLS TERRACE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 64, FURTHER DESCRIBED IN THE MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, REGISTER'S OFFICE FOR SAID COUNTY, TOGETHER WITH SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO CARA MONFORTE, UNMARRIED BY WARRANTY DEED FROM KERRY WALLACE, UNMARRIED, RECORDED ON THE 9TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040609-0068500, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, page 64; Book 5304, page 745; Book 9830, page 181; Book 5304, page 702; Book 7841, page 557; Book 4320, page 896; and Book 3879, page 569, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road #B106, Nashville, Tennessee 37215
(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 26th day of September, 2006.

Cara Monforte

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cara Monforte, 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 26th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL) 11/22/08

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