Davidson County DEEDWARR
Recvd: 11/03/06 10:47 2 pg
Fees:13.00 Taxes:77.70

20061103-0136837

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2006.

Notary Public

My Commission Expires: 4/20/2009

SHIRLEY A. BEESLEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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:
Maria Stepan

441 Harding Place E-2
Nashville, Tennessee 37211

SEND TAX BILLS TO:
408 Carters Glen Dr.
Nashville, TN 37221

MAP-PARCEL NUMBERS:

147030A06800CO

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, Mary F. McGowan hereinafter referred to as Grantors, hereby transfers and conveys to Maria Stepan, 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:

Land in Davidson County, Tennessee, being Unit E-2, of Harding Place 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 in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Mary F. McGowan by Warranty Deed from Christina M. Ribbons of record in Instrument No. 20020423-0049889, Register's Office for Davidson County, Tennessee dated April 22, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5200, Page 571, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6104, Page 725, Register's Office of said County.

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 due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 441 Harding Place E-2, Nashville, TN 37211.

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 31st day of October, 2006.

Mary F. McGowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary F. McGowan, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 10/31/2006.

Witness my hand and official seal this 31st day of October, 2006.

Notary Public

My Commission Expires: 10/10/09

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