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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 26033-10-2006**<br><br>~~**Record & Return To:**~~<br>~~**Law Offices of Jim Vanderpool**~~<br>~~**5120 Virginia Way**~~<br>~~**Brentwood, TN 37027**~~ | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $475,000.00.<br>Affiant<br>Subscribed and sworn to before me this 20th day of November, 2006.<br>Notary Public<br>My Commission Expires: |

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

~~RETURN TO:~~ ~~BOX 10-A~~
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Cristal K. Osteen<br>4412 Estes Road<br>Nashville, TN 37215 | SAME | Map No.130.08-0H<br>Parcel No. 002.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bonnie Jean Hopper King, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cristal K. Osteen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4412 Estes Road, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 20th day of November, 2006.

Bonnie Jean Hopper King by Harold Whit Clark as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Harold W. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Bonnie Jean Hopper King as her Attorney-In-Fact, as the free act and deed of the within named Bonnie Jean Hopper King.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2006.

Notary Public

My Commission Expires:

APRIL N. PROVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Davidson County DEEDWARR
Recvd: 11/21/06 14:05 2 pgs
Fees:13.00 Taxes:1757.50

20061121-0144668

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4412, together with the appurtenant interest in the common elements of Canebrook, a horizontal property regime established by Master Deed, of record in Instrument No. 20010606-0058936 and amended in Instrument No. 20010911-0098568, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Resubdivision - Lots 15 and 16 Westhaven of record in Instrument No. 20000615-0059907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie Hopper King, Unmarried by Warranty Deed dated March 26, 2002 from Perryman Construction Co., Inc., a Tennessee corporation of record in Instrument No. 20020327-0037646, Register's Office for Davidson County, Tennessee. James Robert King conveyed his interest in the property to Bonnie Jean Hopper King by Quitclaim Deed of record as Instrument No. 20021219-0157156.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Canebrook, of record in Instrument No. 20010606-0058936 and amended in Instrument No. 20010911-0098568, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5185, page 645, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20000615-0059907, Register's Office for Davidson County, Tennessee.
6. Easement for public utilities and water mains of record in Book 1875, page 275 and amended in Book 1909, page 381, Register's Office for Davidson County, Tennessee.
7. Easement for water mains and appurtenances of record in Book 7586, page 402, Register's Office for Davidson County, Tennessee.