| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **HARRIS TITLE & ESCROW, LLC**<br>**40 Burton Hills Boulevard**<br>**Suite 150**<br>**Nashville, Tennessee 37215**<br>**615.665.9766**<br>**File #0611100**<br><br>**Record and Return to:**<br><br>**HARRIS TITLE & ESCROW, LLC**<br>**40 Burton Hills Boulevard**<br>**Suite 150**<br>**Nashville, Tennessee 37215** | The actual consideration or value, whichever is greater, for this transfer is: $152,000.00.<br>Kathryn J. Nottingham<br>Affiant<br><br>Subscribed and sworn to before me this 20th day of December, 2006.<br><br>Notary Public<br><br>My commission expires: |

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | TAX MAP-PARCEL NUMBERS: |
|---|---|---|
| Kathryn J. Nottingham<br>456 Bowling Ave.<br>Nashville, TN 37205 | Sidus Financial LLC<br>1905 Turnbury Dr.<br>Greenville NC<br>27858 | MAP 104-13-D, PARCEL 21 |

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Milam Byers,** married, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn J. Nottingham**, unmarried (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit F-2 of Bellwood Terrace Condominiums, on the Plan of Bellwood Terrace Condominiums of record in Plat Book 5200, pages 568 and 569, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.* as amended, Tennessee Code Annotated, and as established by a Master Deed of The Bellwood Terrace Homeowners' Association of record in Book 6100, Page 177, as amended in Instrument No. 19991213-0302356, 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 said Master Deed.

Being the same property conveyed to Milam Byers, married, by deed from Thomas B. Weaver, Jr., married of record in Instrument No. 20040623-074227, Register's Office for Davidson County, Tennessee.

Ashley Byers, wife of Milam Byers, joins in the execution of this document to convey her marital interests, if any, in the subject property.

This conveyance is made subject to:

1. Subject to all matters shown on the Plan of Bellwood Terrace Condominiums of record in Plat Book 5200, Pages 568 and 569, Register's Office of Davidson County, Tennessee.
2. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
3. Master Deed establishing a Horizontal Property regime of Bellwood Terrace Homeowners' Association in Book 6100, page 177, Register's Office of Davidson County, Tennessee.
4. By-Laws of Bellwood Terrace Homeowners' Association of record in Book 6100, page 207, as modified in Instrument No. 19991213-0302356, said Register's Office.

**This is improved property known as: 456 Bowling Ave., Nashville, TN 37205**

**TO HAVE AND TO HOLD** said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself and his successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

**WITNESS THE EXECUTION HEREOF** this 20th day of December, 2006.

Davidson County DEEDWARR
Recvd: 12/21/06 13:17 2 pgs
Fees:13.00 Taxes:562.40
20061221-0157486

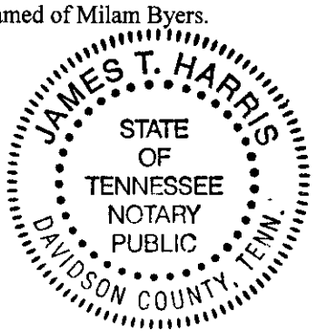
Milam Byers, by his Attorney-in-Fact
Milam Byers, by his Attorney-in-Fact, Karen Dobbs

Ashley Byers, by her Attorney-in-Fact
Ashley Byers, by her Attorney-in-Fact, Karen Dobbs

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, of the State and County aforesaid, personally appeared Karen Dobbs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Milam Byers as his Attorney-In-Fact, and as the free act and deed of the within named of Milam Byers.




Notary Public

My commission expires:

My Commission Expires MAY 23, 2009

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, of the State and County aforesaid, personally appeared Karen Dobbs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Ashley Byers as her Attorney-In-Fact, and as the free act and deed of the within named of Ashley Byers.

Notary Public

My commission expires:




My Commission Expires MAY 23, 2009