McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $37,000.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2006.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 12/29/06 13:39 2 pgs
Fees:13.00 Taxes:136.90
20061229-0160877

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joel W. Hunt	**Countrywide Home Loans, Inc.**	**Map 147 Group 3-O-A Parcel 85-CO**
441 Harding Place, Unit F-3	**3011 Armory Drive, Suite 120**	
Nashville, TN 37211	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Jose A. Melgar, and wife, and Candelaria Melgar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel W. Hunt

HEREINAFTER CALLED THE 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 F-3, of Harding Place Condominiums, created under Title 66, Chapter 27, Section 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 Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said units.

Being the same property conveyed to Jose A. Melgar and wife, Candelaria Melgar by Warranty Deed from Jerry Lindsey and wife, Melba Lindsey, dated January 10, 2001, of record in Instrument No. 20010112-0004094, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 571, Register's Office for DAVIDSON County, Tennessee.
Master Deed contained in an instrument of record in Book 6104, Page 725, Register's Office for DAVIDSON County, Tennessee.
By-Laws contained in an instrument of record in Book 6104, Page 763, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association contained in an instrument of record in Book 6081, Page 572, Register's Office for DAVIDSON County, Tennessee.
Lease to Middle Tennessee Laundry Service, Inc. of record in Book 9962, Page 8, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This property is known as 441 Harding Place, Unit F-3, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 27th day of December, 2006.

X _____
Jose A. Melgar

X Candelaria Melgar
Candelaria Melgar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jose A. Melgar, and wife, and Candelaria Melgar , the within named sellers, 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, at office, this 27th day of December, 2006.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **06814-SH**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027