Davidson County DEEDWARR
Recvd: 01/10/07 14:29 2 pgs
Fees:13.00 Taxes:480.63
20070110-0004275

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of January, 2007.

Notary Public

My Commission Expires: 1/23/10

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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:
Trent Willmon
7307 Weston Way B
Nashville, Tennessee 37221-2708

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

142100A00400CO

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, Marcia Sepos Carneal, an unmarried woman hereinafter referred to as Grantors, hereby transfers and conveys to Trent Willmon, an unmarried man, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit 2-B on the plan of Weston Way Condominiums, Phase 2, of record in Book 6370, Page 577, Exhibit "C" to the amended Master Deed, Register's Office for said County to which master Deed is hereby made for a more complete description thereof.

Being the same property conveyed to Kenneth Lewis Carneal and wife, Marcia Sepos Carneal, by warranty deed from Paul A. Cox and spouse, Bernice T. Cox, of record in Book 11738, Page 325, Register's Office for Davidson County, Tennessee, dated September 21, 1999. Further being conveyed to Marcia Sepos Carneal by quitclaim deed from Kenneth Lewis Carneal, of record in Instrument No. 20041111-013579, Register's Office for Davidson County, Tennessee, dated November 11, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed and By-Laws of record in Book 5935, page 676, Book 6370, page 577, Book 7517, Page 115, Book 7517, Page 131 and Book 8560, page 34, said Register's Office.

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 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7307 Weston Way B, Nashville, TN 37221-2708.

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 8th day of January, 2007.

MARCIA SEPOS CARNEAL

Marcia Sepos Carneal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Marcia Sepos Carneal, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this January 8, 2007.

Witness my hand and official seal this January 8, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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