WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/07 10:36 2 pg
Fees:13.00 Taxes:506.53
20070111-0004547

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$136,900.00.**

Affiant

Subscribed and sworn to before me this 15th day of December, 2006

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tashina Williams	Franklin American Mortgage	135-12-0-B-039.00CO
2082 Nashboro Boulevard, Unit 39	501 Corporate Centre Dr. # 400	
Nashville, TN 37217	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Susan E. Litzinger, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tashina Williams**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 39 on the plan of Horizontal Property Regime, Private Elements Plan, Nashboro Village, Tract 7, of record in Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan E. Litzinger, a single woman, by deed from NVR, Inc., a Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc., on February 28, 2001, of record in Instrument Number 20010302-0019878, Register's Office for Davidson County, Tennessee.

Susan E. Litzinger is one and the same as Susan Litzinger

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 135-12-0-B-039.00CO.
- Subject to all matters as shown on the Plan of record in Book 11700, page 49 and 50, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11703, page 520; and Book 4827, page 14; and Book 5469, page 840; and Book 7751, page 907; and Instrument Number 20000627-0063887; and Instrument Number 20050222-0018813, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8870, page 887; and Book 4868, page 74; and Book 4815, page 425; and Book 10110, page 860; and Book 4460, page 149-151; and Book 4254, page 410; and Instrument Number 20001012-0101575; and Book 10110, page 854; and Book 4815, page 424, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20001010-0100360; and Instrument Number 20021211-0152724, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2082 Nashboro Boulevard, Unit 39, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 15, 2006.

Susan E. Litzinger

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan E. Litzinger,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 15, 2006

My commission expires 8/1/08

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return to: M-0815
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd.
Suite B
Murfreesboro, TN 37128