Davidson County DEEDWARR
Recvd: 02/06/07 14:09 2 pgs
Fees:13.00 Taxes:717.80
20070206-0015560

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $194,000.00 Affiant Subscribed and sworn to before me, this the 31st day of January, 2006. Notary Public My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hariharan Kannan	First Horizon Home Loans	117-3-C-118CO
118 Hillsboro Place	1555 West Walnut Hill Lane, Suite 200	
Nashville, TN 37215	Irving, TX 75038	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRENTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELLERY C. WORKMAN, JR. AND SUE E. WORKMAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE WORKMAN LIVING TRUST, DATED JULY 10, 2006**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARIHARAN KANNAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 118 of Hillsboro Place Condominiums, of record in Plat Book 5200, pages 757 and 758, a Horizontal Property Regime, created under Title 66, Section 27-1 01, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Hillsboro Place Condominiums of record in Book 6244, Page 394, 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 Ellery C. Workman, Jr., and spouse, Sue E. Workman by deed dated 6-20-03 from Robert J. Chatham, unmarried of record in Instrument No. 200307140097778, Register's Office for Davidson County, Tennessee. The said Ellery C. Workman, Jr., and Sue E. Workman, husband and wife conveyed by deed dated 7-10-06 to Ellery C. Workman, Jr., and Sue E. Workman, Trustees, or their successors in trust, under the Workman Living Trust, of record in Instrument No. 200607140085103, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 118 Hillsboro Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2006.

Co-Trustee of the Workman Living Trust dated July 10, 2006
Ellery C Workman

Ellery C. Workman, Co-Trustee of the
Workman Living Trust dated July 10, 2006

Co Trustee of the Workman Living Trust dated July 10, 2006
Sue E. Workman

Sue E. Workman, Co-Trustee of the
Workman Living Trust dated July 10, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ellery C. Workman, Jr. and Sue F. Workman, Trustees for the Workman Living Trust dated July 10, 2006, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2006.

J Brandon Miller

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212