Davidson County DEEDWARR
Recvd: 02/20/07 12:48 2 pgs
Fees:13.00 Taxes:584.60
20070220-0020668

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $158,000.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2006. Notary Public My commission expires: November 22, 2010

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:
Jeffrey M. Mooney	CTX Mortgage Co, LLC 3100 McKinnon Corp Closing 2nd floor Dallas, TX 75201	093061F30700CO
162 Fourth Avenue North, Unit 307		
Nashville, TN 37219		

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, **HEATH CARVER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY M. MOONEY, AN UNMARRIED MAN**, 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 RU-307, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20051013-0123722, amended in Instrument No. 20060302-0024168 and Instrument No. 20061030-0134166, Registers Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to the aforementioned Master Deed, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Heath Carver by Special Warranty Deed dated November 14, 2006 from Ambrose Associates, a Tennessee general partnership, of record in Instrument No. 20061121-0144347, Register's Office for Davidson County, Tennessee.

Being the part of the same property previously conveyed to Ambrose Associates, a Tennessee general partnership by Quitclaim Deed dated October 12, 2005 from Metropolitan Development and Housing Agency of record in Instrument No. 20051013-0123721, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 162 Fourth Avenue North, Unit 307, Nashville, Tennessee 37219.

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 16th day of February, 2007.

Heath Carver

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 Heath Carver, 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 16th day of February, 2007.

Notary Public

My Commission Expires: November 22, 2010

