| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203<br><br>BOX 50-B<br>PREPARED BY: RETURN TO:<br>BANKERS [illegible] ESCROW CORP<br>3310 [illegible]<br>NASHVILLE, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **138,900.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2007<br>Notary Public<br>MY COMMISSION EXPIRES: May 29 2008<br>(AFFIX SEAL) |

NOTARY PUBLIC AT LARGE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Summer L. Graves | Regions Bank dba Regions Mtg. | MAP 114-11-A |
| 7470 Charlotte Pike # 120 | 2050 Parkway Office Circle | PARCEL 20.00C0 |
| Nashville, TN 37209 | Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janice E. Lockard, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Summer L. Graves, unmarried**

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 No. 120 of West hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of West Hills Condominiums of record in Instrument 200012120122257, supplements and amendments of record in Instrument 200201250010757, 200201250010758,
20021 021 01 28687 and 200401150006459, 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. Reference is hereby made to the Plat of 20040115006459 Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Janice E. Lockard, a single woman by deed from Karl E. Haury, Jr., married of record in Instrument 200209100109662, said Register's Office, dated September 6, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **7470 Charlotte Pike # 120, Nashville, TN 37209.**

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 the 16th day of February, 2007.

Janice E. Lockard

Davidson County DEEDWARR
Recvd: 02/22/07 14:34 2 pg
Fees:13.00 Taxes:513.93

20070222-0022394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice E. Lockard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of February, 2007.

My Commission expires May 24, 2008

R. V. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of February, 2007.

My Commission expires _____

_____
Notary Public