Davidson County DEEDWARR
Recvd: 04/30/07 10:18 2 pgs
Fees:13.00 Taxes:884.30
20070430-0050948

# Warranty Deed

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|---|---|
|  **My Commission Expires Sept. 25, 2010** | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $239,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me this the 27th day of April, 2007.<br><br>Notary Public<br><br>My commission expires: 9-25-2010 |

**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: |
|---|---|---|
| Delaney Henry | Countrywide | Map: 81-12-B |
| 1400 8th Avenue North, #103 | P.O. Box 660694 | Parcel: 103 CO |
| Nashville, TN 37208 | Dallas, TX 75266-0694 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEAH ALEXANDER, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DELANEY HENRY, AN UNMARRIED WOMAN,** 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. 103 together with the allocated Parking Space of The Lofts at Werthan Mills 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 The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113 as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, 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 Leah Alexander, unmarried by deed from The Lofts at Werthan Mills, LLC, a Tennessee limited liability company, of record in Instrument No. 20050531-0060876, Register's Office for Davidson County, Tennessee, dated 5/26/05; and

being part of the property conveyed to The Lofts at Werthan Mills, LLC, a Tennessee limited liability company by Special Warranty Deed from CRJ 8th Avenue Property, LLC, a Tennessee limited liability company, of record in Instrument No. 20031023-0157115, said Register's Office, dated 10/23/03.

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

This is improved property known as 1400 8th Avenue North, #103, Nashville, TN 37208.

This property has never been the marital residence of Leah Alexander and husband Olayinka Otukpe.

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 27th day of April, 2007.

Leah Alexander

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 Leah Alexander, 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 27th day of April, 2007.

Notary Public

My Commission Expires: November 22, 2010

