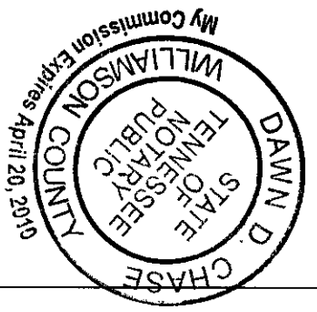
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20070103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Cole	Countrywide Home Loans, Inc.	142-06-0-A 243.00CO
(NAME)	(NAME)	
810 Bellevue Road, #243	1520 Memorial Blvd., Suite 104	
(ADDRESS)	(ADDRESS)	
Bellevue, TN 37221	Murfreesboro, TN 37129	
(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, I, **James David Martin, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher R. Cole, unmarried**, HEREINAFTER CALLED THE GRANTEE, HIS 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 Building No. 40, Unit No. 243, and Garage No. 3, of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, pages 128-130, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 4834, Page 257, amended in Book 4984 Page 174; Book 5054, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 723; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 973, said Register's Office, and the By-Laws of record Book 4834, Page 297, amended in Book 5259, Page 5; Book 6237, Page 644 and Book 6535, Page 724, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of _____"Peppertree", Creekside Meadows Condominiums, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James David Martin, a single person, by Warranty Deed dated February 22, 2006 from The Estate of Oliver Henry Newman, III, of record in Instrument Number 20060222-0020799, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Oliver Henry Newman, III by Warranty Deed dated August 5, 1983 from Jailbun Earp, formerly Kim, of record in Book 6111, Page 615, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road #243, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 05/02/07 10:00 2 pgs
Fees:13.00 Taxes:377.40
20070502-0052257

Witness my hand this 19th day of April, 2007.

James David Martin

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 James David Martin, unmarried, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of April, 2007.

Commission expires: 1-16-08

Notary Public

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027