This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070136

Davidson County DEEDWARR
Recvd: 06/12/07 15:12 2 pgs
Fees:13.00 Taxes:458.43
20070612-0070543

Send Tax Bills To:

Mortgage Research Center, LLC
2101 Chapel Plaza Court, Suite 107
Columbia, Missouri 65203

New Owner is:
Michelle L. Sims
500 Stacy Square Terrace
Nashville, TN 37221

MAP: 128-06-0A-500.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William Newman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michelle L. Sims,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **500 Stacy Square Terrace, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 500 (ALSO KNOWN AS LOT 413) OF STACY SQUARE TOWNHOMESII, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN AND EXHIBIT A TO THE MASTER DEED OF RECORD IN BOOK 6250, PAGE 159 & BOOK 6497, PAGE 700,* RESPECTIVELY, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND UMITED COMMON ELEMENTS OF THE CONDOMINIUM.
* and Book 8117, Page 891
ABOVE DESCRIBED CONVEYANCE SUBJECT TO: TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS; PROVISIONS OF THE MASTER DEED AND BY-LAWS CONTAINED IN THE INSTRUMENT OF RECORD IN BOOK 6497, PAGE 700, BOOK 8117, PAGE 891, SAID REGISTER'S OFFICE; THE PLAN OF RECORD IN BOOK 6250, PAGE 159 AND AMENDED IN EXHIBIT "A" TO THE MASTER DEED AND BY-LAWS IN BOOK 6497, PAGE 700, SAID REGISTER'S OFFICE, TO WHICH PLAN AND EXHIBIT REFERENCE IS MADE FOR A COMPLETE DESCRIPTION.

Being the same property conveyed to William Newman from Elizabeth A. Golding now known as Elizabeth A. Sparks and husband, Troy Sparks by Warranty Deed dated December 30, 2004 and recorded January 13, 2005 in Instrument No. 20050113-0004795, Register's Office for Davidson County. William Newman acquired the property as an unmarried man. He is now married to Audrey Newman, which she is signing to convey her marital interest.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of June, 2007.

GRANTOR(S):

WILLIAM NEWMAN

AUDREY NEWMAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William Newman and Audrey Newman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of June, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$123,900.00**.

AFFIANT

SWORN TO and subscribed before me this 6th day of June, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My commission expires: 10-14-2009