WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marla Lane Thomas	Countrywide Home Loans, Inc.	117-11-0-J-231.00 CO
(NAME)	(NAME)	
2025 Woodmont Blvd., Unit #231	2021 N. Gallatin Rd., Ste. 280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Madison, TN 37115	
(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, Emile Anderson Hubbard, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marla Lane Thomas, 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. 231, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Emile Anderson Hubbard, unmarried, by deed from The Garden Partners, a Tennessee general partnership, dated November 2, 2004, of record as Instrument No. 20041109-0135189, said Register's Office.

This conveyance is subject to: 2007 county property taxes, a lien, but not yet due and payable; all covenants, conditions, restrictions and agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee; and right of entry agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2025 Woodmont Blvd., Unit #231, Nashville, TN 37215
(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 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 14th day of June, 2007.

Emile Anderson Hubbard

Emile Anderson Hubbard

Davidson County DEEDWARR
Recvd: 06/15/07 09:58 2 pgs
Fees:13.00 Taxes:651.20

20070615-0071726

FILE BOX 45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Office, this 14th day of June, 2007.

Tricia Ball
Notary Public

My Commission Expires: 9/19/09

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009