Davidson County DEEDWARR
Recvd: 08/27/07 14:53 2 pgs
Fees:13.00 Taxes:973.10

20070827-0102716

File No. 270800719

WARRANTY DEED

Return to:File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Ste #110
Nashville, TN 37215
File # 26942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Courtney Whitehurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2007.

Donald E. Knipper
Notary Public

MY COMMISSION EXPIRES: June 22, 20[illegible]
(AFFIX SEAL)

DONALD E. KNIPPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney P. Burnette	SunTrust Mortgage, Inc.	Map 117-11-D Parcel 002.00 CO
(NAME)	(NAME)	
2007 Graybar Lane	201 4th Avenue N., 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Patricia Hodgson-Carruth, married (formerly known as Patricia A. Hodgson)** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney P. Burnette, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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 all of Unit No. 2004, of Turnberry Square Condominium Apartments, as shown on Exhibit to Master Deed filed of record in Book 6686, page 166, Book 6814, page 165, Book 8747, page 521, Book 8747, page 536, Book 9315, page 795, Instrument No. 20000801-0075604, and in Instrument No. 20060912-0112658, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Patricia A. Hobson by General Warranty Deed dated December 2, 1993 of record in Book 9174, Page 943, Register's Office for Davidson County, Tennessee. The said Patricia A. Hodgson now known as Patricia Hodgson-Carruth.

Theodore Carruth, spouse of Patricia Hodgson-Carruth, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

This property is subject to: 2007 Real property taxes, and every year thereafter; Master Deed and By-Laws filed of record in Book 6686, page 166, Book 6814, page 165, Book 8747, page 521, Book 8747, page 536, Book 9315, page 795, Instrument No. 20000801-0075604, and in Instrument No. 20060912-0112658, said Register's Office; HOA Charter filed of record in Book 6849, page 237, said Register's Office; Stormwater Easement filed of record in Book 6634, page 506; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2004 Graybar Lane, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE 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 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, her 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/our hands this 22nd day of August, 2007.

Patricia Hodgson-Carruth

Patricia Hodgson-Carruth

Theodore Carruth by Patricia Hodgson-Carruth AIF

Theodore Carruth by Patricia Hodgson-Carruth, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of August, 2007, before me personally appeared Patricia Hodgson-Carruth, 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, [illegible] Register's Office of Davidson County, Tennessee

Witness my hand at office this 22nd day of August, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 270800719

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Patricia Hodgson-Carruth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said Theodore Carruth and is authorized by the said Theodore Carruth to execute this instrument on his behalf.

Witness my hand, at Office, this 22nd day of August, 2007.

Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commisssion Expires: 6-22-09