Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $264,900.00

Affiant

Subscribed and sworn to before me, this 30th day of August 2007.

Notary Public
My commission expires: 3/29/11

Davidson County DEEDWARR
Recvd: 09/04/07 08:14 3 pgs
Fees:18.00 Taxes:980.13
20070904-0105341

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Karen L. Hill	Countrywide Home Loans.	P.O.104-010-333.00
402 Theresa Ave, Unit A	2021 N. Gallatin Rd	
Nashville TN 37205-0000	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged McCorison Homes, Inc. a Tennessee corporation hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Karen L. Hill an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No.A of Theresa Townhomes, located in Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20070418-0046425 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record attached as Exhibit A to the Master Deed Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Theresa Townhomes contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being a portion of the same property conveyed to McCorison Homes, Inc. by deed from Dan McCorision and wife June McCorison by deed of record in Instrument No. 20070119-0007799 Register's Office for Davidson County, Tennessee recorded January 19, 2007

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20070418-0064425 Register's Office for Davidson County, Tennessee and established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed ". 3) All matters appearing on plan of West End Terrace of record in Book 547 Page 36,

Register's Office for Davidson County, Tennessee

This property is improved property known as 402 Theresa Ave, Unit A, Nashville, Tennessee 37205-0000

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of August, 2007.

McCorison Homes, Inc.

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Dan McCorison, with whom I am personally acquainted, and who acknowledged themselves to be the Pres. dent of McCorison Homes,Inc, a Tennessee corporation the within named bargainor, and as such President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of McCorison Homes,Inc.

Witness my hand, at office, this 30th day of August 2007.

_____
Notary Public

My Commission expires: 3/29/11

FILE NO: WG1717

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

