Davidson County DEEDWARR
Recvd: 09/07/07 10:56 2 pgs
Fees:13.00 Taxes:832.50

20070907-0107567

WARRANTY DEED

P-07-3415

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Joel A. Norton	~~New Owner~~ Countrywide Home Loans (NAME)	
3415 West End Ave #201	3011 Armory Dr. Ste 120	104-06-0A-001.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SYLVIA L.MCCORMICK, UNMARRIED AND THOMAS L. SMITH, JR. AND WIFE, BESSIE L. SMITH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOEL A. NORTON AND WIFE, SANDRA M. NORTON, hereinafter called the Grantees, their heirs and assigns, that 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. 201, on the plan of Continental Condominiums, of record in Plat Book 5200, Page 399-401, as amended in Book 6135, Page 788, and Book 6435, Page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, one is subject to the By-Laws for the administration 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, options, burdens, assessments, and other under undertakings, contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums, as amended, of record in Book 5862, Page 589, said Register's Office; By-Laws of record in Book 5862, Page 626, as amended in Book 6135, Page 788 and Book 6435, Page 849, said Register's Office.

Being the same property conveyed to Sylvia L. McCormick, unmarried, Thomas L. Smith, Jr., and wife, Bessie L. Smith, as joint tenants with rights of survivorship, by Warranty Deed from Debra W. Vielhauer, married, f/k/a Debra L. Wicke, unmarried, of record in Instrument No. 20050602-0062639, Register's Office for Davidson County, Tennessee, dated May 31, 2005, and recorded June 2, 2005.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3415 West End Ave #201, Nashville, Tennessee 37203
(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/our hand(s) this 27th day of August, 2007.

Sylvia L.McCormick

Thomas L. Smith, Jr.

Bessie L. Smith

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 Sylvia L.McCormick and Thomas L. Smith, Jr. and Bessie L. Smith, the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

~~**RETURN TO:**~~

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067