20851-4
Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/07 12:47 2 pgs
Fees:13.00 Taxes:493.59

20070918-0111708

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$133,402.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2007.

Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Akhona Fakudze	**SunTrust Mortgage, Inc.**	**Map 135-12E Parcel 028.00CO**
2502 Nashboro Blvd.	**P.O. Box 79041**	
Nashville, TN 37217	**Baltimore, MD 21279-0041**	

FOR AND IN 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,

Don Tyler Thornton, an unmarried man, Don Thornton and wife, Veronica Thornton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Akhona Fakudze, 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, State of Tennessee, described as follows, to-wit. Being Unit 287, as shown on the Plan of Phase One Nashboro Village At Fairway Pointe Tract 21 of record in Book 4660, Page 159, as Amended in Instrument No. 20031118-0168332 and now included in the Horizontal Property Regime. Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don Tyler Thornton, Don Thornton and Veronica Thornton, Joint Tenants with survivorship, by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20040804-0093906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11703, Page 520, First Amendment in Instrument No. 20031118-0168332, Third Amendment in Inst. No. 20050222-0018813 and Consent in Inst. No. 20010322-0027768, and Declarations of Nashboro Village of record in Book 4827 Page 14, Supplemented in Book 5469 Page 840 and in Book 7751 Page 907 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Don Thornton and Veronica Thornton, pursuant to a Power of Attorney executed by same on the 10th day of September, 2007, of record in Instrument No. *_____, Register's Office for Davidson County, Tennessee.

*20070918-0111707

This is Improved (__X__) Unimproved (____) property, known as: **2502 Nashboro Boulevard, Nashville, TN 37217**

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 **14th** day of **September, 2007.**

Don Tyler Thornton

Veronica Thornton

By: **Don Tyler Thornton, Attorney-In-Fact**

Don Thornton

By: Don Tyler Thornton, Attorney in Fact
Don Tyler Thornton, Attorney-In-Fact

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 **Don Tyler Thornton,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **September, 2007.**

Jennifer L. Johnson
Notary Public



My Commission Expires: 3/7/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Don Tyler Thornton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Don Thornton and Veronica Thornton** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Don Thornton and Veronica Thornton** and as the personal act and deed of the said for the purpose therein contained, by signing the names of **Don Thornton and Veronica Thornton** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **June, 2007**.

My Commission expires: 3/7/2011

Jennifer L. Johnson
Notary Public

