WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/07 10:37 2 pgs
Fees:13.00 Taxes:906.50
20071030-0127760

JAMIE C. POLK 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 **$245,000.00**

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evonne J. Charboneau	**SunTrust Mortgage, Inc.**	**104-13-D-8CO**
(NAME)	(NAME)	
442 Bowling Ave. #D2	**201 4th Avenue N., 7th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37219**	
(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, **Deborah A. Sommer, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evonne J. Charboneau, 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 D-2 as shown on the Plan of Bellwood Terrace Condominiums at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, pages 568 and 569, in the Register's office for Davidson County, Tennessee, together with an undivided interest in common elements of the Bellwood Terrace Homeowners' Association as described in Book 6100, page 177, in said Register's Office.

Being the same property conveyed to Deborah A. Sommer, unmarried by deed dated January 14, 2004 from Kimberly S. Fennell, unmarried of record in Instrument no. 20040116-0007002, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's office.

unimproved ☐

This is improved ☒ property, known as **442 Bowling Ave. #D2, Nashville, TN 37205**

(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 26th day of October, 2007.

Deborah A. Sommer

Deborah A. Sommer

*and Dolores Charboneau, unmarried, as joint tenants with right of survivorship

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 Deborah A. Sommer, unmarried, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF OCTOBER, 2007.

Commission expires: 3-21-09

Notary Public

