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

Davidson County DEEDWARR
Recvd: 11/06/07 12:08 3 pgs
Fees:18.00 Taxes:758.13
20071106-0130907

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $284,900.00

Affiant

Subscribed and sworn to before me, this 5th day of November 2007.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Anne M. Shelton	Countrywide	052-14-0A-015.00
2521 Pennington Bend Rd. # 126	P.O. Box 961206	
Nashville TN 37214	Ft. Worth, TX 76161	

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 Richard Puncochar d/b/a Pennington Partners hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Anne M. Shelton , 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:

LAND in Davidson County, Tennessee, being Unit No. 15, on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 200408 12-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and established by Master Deed in Instrument No. 20040811-0097169.

Being part of the property conveyed Richard Puncochar, doing business as Pennington Partners, by deed from Kathryn B. Baker, widow, of record in Instrument No. 20030924-0141509 and rerecorded in Instrument No. 20040426-0047384, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of record in Instrument No. 20040812-0097543. 3) 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. 20040811-009716, as amended in Instrument No. 20070928-0115984, in the Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of theTennessee Code Annotated, and is subject to the provisions and reqiurements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility eaasements 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 "MasterDeed " establising a horizontal property regime of Pennington Villas Townhomes. 4) Charter for Pennington Villas Townhomes Homeowners Association of record in Instrument No. 20040811-0097168. 5) Easement to the Metropolitan Government of Nashville of record in Instrument No. 20030929-0143278. 6) Any and all easements and restrictions showing and not showing of

record.

This property is improved property known as 2521 Pennington Bend Rd. # 126, Nashville, Tennessee 37214

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 5th day of November, 2007.

Richard Puncochar By Amy C Nance adj. 4th
Richard Puncochar
By: Amy Cross Nance, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 5th day of November, 2007, before me personally appeared Amy Cross Nance to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Puncochar acknowledged that such person executed the same as the free act and deed of Richard Puncochar.

Rosemary P Smithson
Notary Public

My Commission expires 7/31/11

FILE NO: WG1757

ROSEMARY P. SMITHSON
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

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

MY COMMISSON EXPIRES: 3/29/11.