Davidson County DEEDWARR
Recvd: 12/03/07 13:37 2 pgs
Fees:13.00 Taxes:606.80
20071203-0139816

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Sherry A. Cobb
1600 Lincoya Bay Drive
Nashville, TN 37214

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Countrywide Bank, FSB
2021 Gallatin Road, Ste. 280
Madison, TN 37115

MAP AND PARCEL:
Map 109-5-D
Parcel 62CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brad A. Carter, an unmarried man**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Sherry A. Cobb, an unmarried woman**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> LAND in Davidson County, Tennessee, being Unit No. 1600 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing as Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to BRAD A. CARTER, UNMARRIED, by deed from 70 SOUTH ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20051202-0145191, dated November 23, 2005, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1600 Lincoya Bay Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate,

title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of November, 2007.

Brad A. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Brad A. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of November, 2007.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $164,000.00

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: _____

MANDY R. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:
June 19, 2011