Bk 29

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 2008.

Notary Public
MY COMMISSION EXPIRES:
File No. G7-4739D

KIMBRA R. ROUSH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

Davidson County DEEDWARR
Recvd: 01/07/08 15:09 2 pgs
Fees:13.00 Taxes:976.80
20080107-0001962

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karla C. Hewitt, a married woman (NAME)	First Horizon Home Loans (NAME)	93-64-A-2
320 Broadway Unit 201 (STREET ADDRESS	4000 Horizon Way (STREET ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Irving, TX 75063 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jonathan Frazer, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karla C. Hewitt, a married woman,** 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 No.RU 201, on the plan of 320 Broadway Condominiums, according to the Master Deed and By-Laws of record in Instrument No. 200512300157047, Instrument No. 200512300157049, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Jonathan Frazer, an unmarried man from 320 Broadway, LLC, by Deed dated December 29, 2006, as Instrument No. 200701050001936, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 320 Broadway Unit 201, Nashville, TN 37201.

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. Whenever 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 3rd day of January, 2008.

Jonathan Frazer

January 03, 2008
Date

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 Jonathan Frazer, an unmarried man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of January, 2008.

My Commission Expires: 10/2 5/10

Notary Public

BRIAN L. TATE NOTARY PUBLIC TENNESSEE SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066