RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

AMY ADAMS GOWAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

Davidson County DEEDWARR
Recvd: 01/15/08 09:59 2 pgs
Fees:13.00 Taxes:767.75

20080115-0004403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Christine Royer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2008.

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Royer	Countrywide Home Loans	Map 104-2-S
(NAME) 116 31st Avenue North Unit 101	(NAME) 1000 Coit Road	Parcel 1 CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Plano, TX 75075	
(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, I, **RUTH ANN BROWN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINE ROYER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 101, together with Parking Space No. 7, of Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20000203-0011406, including without limitation the Bylaws appended thereto, as Exhibit "C", said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 20000203-0011406, for a more complete identification and description of such Unit and Parking Space.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the Master Deed and Bylaws as recorded in Instrument No. 200002030011406 in the Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record.

Being the same property conveyed to Ruth Ann Brown, unmarried, by deed dated November 29, 2000, from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument 20001201-0118116, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes and (b) all matters appearing in the Master Deed and Bylaws of record in Instrument #20000203-0011406, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 116 31st Avenue North Unit 101, Nashville, TN 37203
(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 14th day of January, 2008.

Ruth Ann Brown

Ruth Ann Brown

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 Ruth Ann Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 2008.

Commission expires:

Amy Adams Gowan

Notary Public



My Commission Expires NOV. 22, 2010