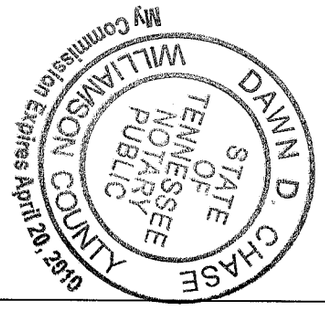
RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF JANUARY, 2008. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Bodin	First Omni Mortgage Lending	
(NAME)	(NAME)	
502 Williamsburg Drive	310 West Liberty Street, Suite 100	121-04-0-A-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Louisville, KY 40202	
(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, **NANCY GARRETT**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DAVID BODIN, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Unit No. 502 on the Plan of Phase I, Williamsburg Condominiums as depicted in and established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated 66-27-101 through 67-27-123) as of record in Plat Book 6900, page 193, Register's Office for Davidson County, Tennessee; and described in a Master Deed of record in Book 7114, page 443, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to John D. Inman, unmarried, by deed dated December 22, 2003 from Alphonso Jackson, Secretary of Housing and Urban Development, of Washing D.D. of record in Instrument no. 20040105-0001249, Register's Office for Davidson County, Tennessee. Being further conveyed to Nancy Garrett by deed dated January 19, 2007 from John D. Inman of record in Instrument No. 20070206-0015450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

SUBJECT PROPERTY IS NOT OR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF GRANTOR.

Davidson County DEEDWARR
Recvd: 01/30/08 09:33 3 pgs
Fees:18.00 Taxes:447.70
20080130-0009381

unimproved ☐
This is improved ☒ property, known as 502 Williamsburg Drive, Nashville, TN 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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 29th day of January, 2008.

Nancy Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Garrett, 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 Franklin, Tennessee on this 29th day of January, 2008.

My Commission expires:



Notary Public

I, Dawn D Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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, Jai Kehew, a notary public for this county and state, (name of person making certification) Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).