Davidson County DEEDWARR
Recvd: 02/25/08 11:38 3 pgs
Fees:18.00 Taxes:603.10
20080225-0018081

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $163,000.00. **Affiant** Subscribed and sworn to before me, this 21st day of February, 2008. Notary Public My Commission Expires: 7-24-2010

Address New Owner As Follows:
Paulette Licitra
632 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
Countrywide Bank, FSB
1199 N. Fairfax St., #500
Alexandria, VA 22314

Map-Parcel Number:
142 09 0F 632

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY MCKAMEY AND WIFE, MARIA DEPAULO MCKAMEY** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAULETTE LICITRA**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 632, together with the Carport designated No. 632-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516, and 517, as amended in Book 6900, Page 654, et seq., Register's Office for Davidson County, Tennessee, as described in a Master Deed recorded in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jerry McKamey and wife, Maria DePaulo McKamey by Warranty Deed from Haury and Smith Contractors, Inc. of record in Book 8132, Page 342, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.
2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of River Plantation Condominiums, of record in Book 7417, page 396, Register's Office for said County.
3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 924, Register's Office for said County.
4. All matters as shown on the Plan of record in Book 6900, pages 514-517, Register's Office for Davidson County, Tennessee. Amendment to Plat of record in Book 6900, Page 654, said Register's Office.
5. Storm Water Detention Agreement of record in Book 7344, Page 438, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 632 General George Patton Road, Nashville, TN 37221.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 21st day of February, 2008.

Jerry McKamey

Maria DePaulo McKamey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry McKamey, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2008.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria DePaulo McKamey, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2008.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010