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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 27569-03-2008**<br><br>**Record & Return To:**<br>**Founders Title & Escrow**<br>**1912 21st Avenue South**<br>**Nashville, TN 37212** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $335,800.00<br><br>Affiant<br><br>Subscribed and sworn to before me this 15th day of April, 2008.<br><br>Notary Public<br><br>My Commission Expires:<br><br>MICHELE MARIE MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.<br>My Commission Expires MAR. 20, 2010 |

# WARRANTY DEED

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|---|---|---|
| **Address New Owner:**<br>George Raymond Sells<br>344 Elmington Avenue<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>Sunoco Mortgage Corp.<br>2204 Lakeshore Dr. Suite 325<br>Birmingham, AL 35209 | **Tax Information:**<br>Map and Parcel No.:<br>104100C018.00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Velvet B. VanHoose, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Raymond Sells** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 344 Elmington Avenue, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 15th day of April, 2008.

Velvet B. VanHoose

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Velvet B. VanHoose**, 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, at office, this 15th day of April, 2008.

Notary Public

My Commission Expires:

PAM PROVO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

Davidson County DEEDWARR
Recvd: 04/28/08 14:30 3 pgs
Fees:18.00 Taxes:1242.46
**20080428-0043202**

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. B-18 on the Plan of 2nd Revised Plan of Elmington Condominium, of record in Plat Book 4660, page 60, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, page 547, corrected in Book 4673, page 102 and amended in Book 4963, page 265, said Register's Office.

Being the same property conveyed to Velvet B. VanHoose by Warranty Deed dated July 3, 1994 from Carl A. Davis and Virginia Williams, Co-Administrators, CTA of the Estate of Catherine A. Hair of record in Book 9406, page 583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of Elmington Condominium Association, of record in Book 4486, page 553, amended in Book 4963, page 263, Book 5362, page 258, and Book 5516, page 302, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Elmington Condominium Association, Inc. of record in Book 4790, page 686, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Elmington Condominium, of record in Book 4486, page 547, corrected in Book 4673, page 102 and amended in Book 4963, page 265, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4660, page 60, Register's Office for Davidson County, Tennessee.
7. Agreement recorded in Book 4728, page 411, Register's Office for Davidson County, Tennessee.

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 TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, 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

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

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).