Davidson County DEEDWARR
Recvd: 07/03/08 09:36 2 pg
Fees:13.00 Taxes:518.00
20080703-0068823

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080240

**Send Tax Bills To:**
**National City Mortgage a division of National City Bank**
**5101 Wisconsin Avenue NW, Suite 250**
**Washington, DC 20016**

**New Owner is:**
Kristin M. Beringson
2124 Fairfax, Unit 207
Nashville, TN 37212

MAP: 104-11-0F

PARCEL: 207.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John Christopher Horrell, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kristin M. Beringson, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 207 as shown on Exhibit "C" to the Master Deed for The Cloisters Homeowners' Association, of record in Book 6317, page 688, as amended in Book 6533, page 580, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Cloisters Condominiums Homeowners' Association.

Being the same property conveyed to John Christopher Horrell, by Quitclaim deed from Stephen H. Horrell and wife, Kay F. Horrell, dated 10-29-02 and recorded 10-29-02 in Instrument No. 20021029-0132441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **2124 Fairfax, Unit 207, Nashville, TN 37212**

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30 day of June, 2008.

GRANTOR(S):

**JOHN CHRISTOPHER HORRELL**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JOHN CHRISTOPHER HORRELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30 day of June, 2008.

**NOTARY PUBLIC**
My Commission Expires:

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 30 day of June, 2008.

**NOTARY PUBLIC**
My commission expires:

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010