Davidson County DEEDWARR
Recvd: 07/21/08 13:42 2 pgs
Fees:13.00 Taxes:788.10

20080721-0074604

WARRANTY DEED

B-SR-08-2834

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH N. BERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kimberly Newman	Countrywide Bank, FSB	
2834 Westwood Avenue (ADDRESS)	(NAME) P. O. Box 660694 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Dallas, Texas 75266-0694 (CITY) (STATE) (ZIP)	104-14-A-3.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GENE A. ERICKSON, AS TRUSTEE OF THE GENE A. ERICKSON REVOCABLE TRUST AGREEMENT DATED APRIL 27, 2008, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY NEWMAN, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2834, ALSO KNOWN AS LOT 2, UNIT A, WESTBROOKE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7341, PAGE 459, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM GENE A. ERICKSON TO GENE A. ERICKSON, AS TRUSTEE OF THE GENE A. ERICKSON REVOCABLE TRUST OF THE AGREEMENT DATED APRIL 27, 2005 AS RECORDED ON THE 14TH DAY OF MAY, 2008 IN INSTRUMENT NO.20080514-0049563 AND WARRANTY DEED FROM PAULA K. ERICKSON, UNMARRIED TO GENE A. ERICKSON AS RECORDED ON THE 14TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061114-0140990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) CHARTER OF HOMEOWNERS ASSOCIATION RECORDED IN BOOK 7348, PAGE 191 AND BOOK 7928, PAGE 835; MASTER DEED ESTABLISHING WESTBROOKE CONDOMINIUM OF RECORD IN BOOK 7341, PAGE 459; EASEMENT FOR UTILITIES, RECORDED IN BOOK 4758, PAGE 442; EASEMENT FOR STORM SEWERS, RECORDED IN BOOK 1449, PAGE 47; DEED OF MERGER AND TERMINATION OF HORIZONTAL PROPERTY REGIME RECORDED IN BOOK 7341, PAGE 456, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2834 Westwood Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of July, 2008.

Gene A. Erickson, as trustee of the Gene A. Erickson Revocable Trust Agreement dated April 27, 2008

Gene A. Erickson, as Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of July, 2008, before me personally appeared Gene A. Erickson, Trustee of the Gene A. Erickson Revocable Trust Agreement dated April 27, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th day of July, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903