Davidson County DEEDWARR
Recvd: 08/05/08 08:51 2 pg
Fees:13.00 Taxes:680.80

20080805-0080375

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$184,000.00**.

Nicholas Greco
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2008.

Notary Public

My commission expires: 3-21-09
(AFFIX SEAL)

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexander Panaccione	Flagstar Bank	**Map 117-15-0-A, Parcel 001CO**
1900 Richard Jones Road, # X-1	5151 Corporate Dr.	
Nashville, TN 37215	Troy, MI 48098	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey H. Howerton and Ashley Howerton, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander C. Panaccione, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Parcel 1, being Unit No. TH-A-1 as specified on the Plat shown in the Master Deed, on the Plan of Green Hills Terrace Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Green Hills Terrace Condominium Apartments, of record in Book 5304, page 702 and as amended in Book 7841, Page 557; By-Laws of record in Book 5304, Page 745, and as amended in Book 9830, Page 181, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Green Hills Terrace Condominium Apartments, for placement of Units, of record in Book 5200, Page 64, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jeffery H. Howerton and Patricia W. Howerton by Deed from Roger D. Bynum of record in Book 11212, Page 304, said Register's Office and further conveyed to Jeffrey H. Howerton by Quitclaim Deed from Patricia W. Howerton of record in Instrument No. 20060103-0000391, said Register's Office.

Jeffrey H. Howerton and Jeffery H. Howerton are one and the same person.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Book 5304, Page 702 and as amended in Book 7841, Page 557; By-Laws of record in Book 5304, Page 745, and as amended in Book 9830, Page 181, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **1900 Richard Jones Road, # X-1, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 29th day of **July, 2008.**

Jeffrey H. Howerton

Ashley Howerton

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey H. Howerton and Ashley Howerton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **July, 2008.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09