Davidson County DEEDWARR
Recvd: 09/29/08 10:43 2 pgs
Fees:13.00 Taxes:517.63
20080929-0098474

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080395

Send Tax Bills To:
Countrywide Home Loans
P.O. Box 10219
Van Nuys, CA 91410-0219

New Owner is:
Brad A. Carney
5845 Nolensville Road, # 313
Nashville, TN 37211

MAP: 161-16-0A

PARCEL: 092.00

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, **Derek Cooper Deakins, unamrried and James M. Deakins and wife, Kathy A. Deakins**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brad A. Carney, 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. 92 on the Plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248; supplemented in Instrument Number 20050118-0005927; amended in Instrument Number 20050520-0056887, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Derek Cooper Deakins, an unmarried man and James M. Deakins and Kathy A. Deakins, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 7-12-05 and recorded 7-21-05 in Instrument Number 20050721-0084686, said Register's Office.

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: **5845 Nolensville Road, # 313, Nashville, TN 37211**

DCD JMD KAD
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 26th day of Sept., 2008.

GRANTOR(S):

DEREK COOPER DEAKINS

JAMES M. DEAKINS

KATHY A. DEAKINS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DEREK COOPER DEAKINS AND JAMES M. DEAKINS AND KATHY A. DEAKINS**, 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 26th day of Sept., 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC
My Commission Expires: 9-26-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$139,900.00**.

AFFIANT

SWORN TO and subscribed before me this the 26th day of Sept., 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC
My commission expires: 9-26-09