This Instrument Prepared By:
and Return To:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080416

Davidson County DEEDWARR
Recvd: 10/06/08 10:26 2 pg
Fees:13.00 Taxes:234.95
20081006-0101201

Send Tax Bills To:
Claynita Harris
515 Basswood Dr A-14
Nashville TN 37209

New Owner is:
Claynita Harris
515 Basswood Drive , A-14
Nashville, TN 37209

MAP: 090-11-0A
PARCEL: 014.00

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, **Diondria E.Sparks, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Claynita S. Harris, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-14, Rock Harbor Condominium, of record in Plat Book 4460, page 1 and Book 6153, pages 463-466, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Rock Harbor Condominium Association of record in Book 6153, page 421, as restated in developer's report and engineer's letter of record in Book 6162, page 251, and amended in Book 7369, page 206, and By-Laws of record in Book 6153, page 448, as amended in Book 6896, page 661 and Instrument Number 20060712-0083758, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Diondria E. Sparks, unmarried, by Warranty Deed from Deborah D. Whitman, unmarried, dated 9-18-07 and recorded 9-20-07 in Instrument Number 20070920-0112657, 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: **515 Basswood Drive , A-14, Nashville, TN 37209**

DS
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 30th day of Septemeber 2008.

GRANTOR(S):

Diondria E. Sparks

DIONDRIA E.SPARKS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DIONDRIA E.SPARKS**, 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 30th day of September, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OFDAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$63,500.00**.

AFFIANT

SWORN TO and subscribed before me this the30th day of September, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

NOTARY PUBLIC

My commission expires:_____