Davidson County DEEDWARR
Recvd: 11/26/08 15:31 2 pgs
Fees:13.00 Taxes:444.00
20081126-0116069

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| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994<br><br>(SEAL) | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $120,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of November, 2008.<br><br>Notary Public<br><br>My Commission Expires: |

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires Nov 21, 2011

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Cindy A. Carter<br>417 Summit Ridge Place<br>Nashville, TN 37215 | Send Tax Bills To:<br>Franklin American Mortgage Co.<br>501 Corporate Centre Drive<br>Suite 400<br>Franklin, TN 37067 | Map, Parcel Number:<br>131050B41700CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANICE RAE CRUMPACKER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CINDY A. CARTER, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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

**Unit No. 417 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Janice Rae Crumpacker, unmarried, by Warranty Deed from Albert H. Hooper, Jr. and wife, Nancy C. Hooper, recorded July 31, 1991, of record in Book 8409, Page 417, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 Davidson County Taxes, a lien due and payable but not yet delinquent, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5050, Page 30, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Four Seasons Condominium, of record in Book 6841, Page 349, as Amended in Book 6841, Page 122, Register's Office for said County.

4. All matters as shown on the Easement Agreement of record as Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.

This is improved property known as: **417 Summit Ridge Place 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 Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 26th day of November, 2008.

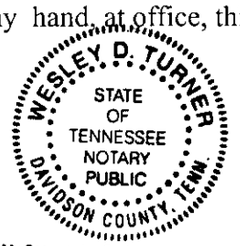
Janice Rae Crumpacker

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANICE RAE CRUMPACKER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 26th day of November, 2008

(Seal)




My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: _____

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