Davidson County DEEDWARR
Recvd: 01/06/09 13:51 2 pgs
Fees:13.00 Taxes:392.20
20090106-0001314

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Christopher Vautier 104 Doral Court Nashville, Tennessee 37221	SEND TAX BILLS TO: First Community Mortgage, Inc. 1610 S. Church St., Ste. A Murfreesboro, TN 37130	MAP-PARCEL NUMBERS: 142060D01500CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KAREN LINVILLE, as Trustee of the 104 Doral Court Land Trust

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

CHRISTOPHER VAUTIER, an unmarried man

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 91-B of Section Seven, Doral Country Villa Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 223, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Karen Linville as Trustee under the 104 Doral Court Land Trust, by warranty deed from Sheila Vaughn, a single woman filed for record in Instrument No. 20081209-0118669 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This is improved property known as **104 Doral Court, Nashville, Tennessee 37221.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 31st day of December, 2008

Karen D. Linville Trustee

KAREN LINVILLE, as Trustee
Of the 104 Doral Court Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KAREN LINVILLE, as Trustee, with the full authority to sell and convey,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 31st day of December, 2008.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-23-12

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $106,000.00.

AFFIANT

Sworn to and subscribed to before me this 31st day of December, 2008.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-23-12