21720-2

Box 14A

Davidson County DEEDWARR
Recvd: 01/23/09 09:26 3 pgs
Fees:18.00 Taxes:732.60

20090123-0005824

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of January, 2008, by and between **RONALD JAMES KOPPERTand ANNA M. ZDON KOPPERT**, party of the first part, and **PHILIP R. STUART and EVELYN R. STUART**, husband and wife

,party of the second part.

WITNESSETH: That for an in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 218, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, Condominium, 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 of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, Second Amendment of record in Book 6908, Page 738, and Third Amendment of record in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of recorded in Book 6666, Page 806, and as amended in Book 6911, Page 831, 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 Burton Hills, Village of Boxmere, Phase 1, Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Page 749, Register's Office, for a more complete identification and description of such unit.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereitaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that that same is unencumbered, except for County of DAVIDSON realty taxes for the year 2009, and subdivision restrictions, building lines and easements of record in Instrument No. 200305160067462 in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

RONALD JAMES KOPPERT

ANNA M. ZDON KOPPERT

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **RONALD JAMES KOPPERT**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 7th day of August, 2008.

Notary Public Crystal L. Dietz

My commission expires: 5-2-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ANNA M. ZDON KOPPERT**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 7th day of August 2008.

Notary Public CRYSTAL L. DIETZ

My commission expires: 5-2-2011

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $198,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of January, 2008.

Notary Public

My commission expires: 10/17/09

Property Address: **218 BOXMERE PLACE, NASHVILLE, TN 37215**

Tax Parcel Number: Map 131-06-0-E, Parcel 218.00co

Name and address of property owner, and mail tax bills to:

Countrywide Bank, FSB

P.O. Box 660694

Dallas, TX 75266

This instrument was prepared by, ~~and after recording, return to~~:

Cumberland THC
216 Centerview Drive, Suite 139
Brentwood, TN 37027