BILL GARRETT, Davidson County
Trans:T20090018620 DEEDWARR
Recvd: 03/20/09 09:43 2 pgs
Fees:13.00 Taxes:303.03
20090320-0025016

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of March, 2009, by and between Sandra Chamberlain, and unmarried woman, and Wendi McConnell, an unmarried woman, party of the first part, and Tracy L Carter, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Property in Davidson County, Tennessee, being Unit No. 851 on the Plan of Nashboro Village Nineteen Condominium, of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Sandra Chamberlain and Wendi McConnell, by virtue of Cash Deed at Instrument No. 20081216-0120510, dated December 8, 2008 from Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20081014-0103137, dated June 26, 2008 from Tracey Johnson by virtue of Warranty Deed at Instrument No. 20010626-0067546, re-recorded at Instrument No. 20010815-0088283 dated May 15, 2001, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restriction recorded in Book 4827, Page 14 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

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

Sandra Chamberlain by Wendi McConnell Attorney In Fact

Wendi McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted and proved to me to be on the basis of satisfactory proof to be the person who executed the foregoing instrument in behalf of Sandra Chamberlain, and who acknowledged that she executed the same as the free act and deed of Sandra Chamberlain.

WITNESS my hand and official seal at office this 18th day of March, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address:	Tracy L Carter 851 Long Hunter Court Nashville, TN 37211
Tax Parcel No	135080A85100
Property Address:	851 Long Hunter Ct Nashville, TN 37217
MAIL TAX BILLS TO:	Countrywide Bank PO Box 660694 **Dallas, TX 75266-0694**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $81,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of March, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

