PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

W & I Ref:(DM) Title No: 50831
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dowe Carter 109 Windsor Terrace Dr Nash., TN 37221	Suntrust Mortgage 1001 Semmes Ave Richmond, VA 23224

TAX MAP-PARCEL NUMBERS: 143010A10900CO

BILL GARRETT, Davidson County
Trans:T20110026830 DEEDWARR
Recvd: 05/05/11 14:02 2 pgs
Fees:13.00 Taxes:638.25
20110505-0034716

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jenny M. Boyd, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dowe Carter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 109 of Windsor Terrace Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 7436, page 667, re-recorded in Book 7464, page 297, further amended in Book 7661, page 40, book 7729, page 206, Book 7480, page 717 and Doc. No. 20000811007991l, 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 Jenny M. Boyd, unmarried, by Warranty Deed from Carolyn Daniels, married, dated June 19, 2006 and recorded on June 20, 2006, of record in Doc. No. 20060620-0073471 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "C" to the Master Deed of record in Book 7436, page 667, re-recorded in Book 7464, page 297, further amended in Book 7661, page 40, book 7729, page 206, Book 7480, page 717 and Doc. No. 20000811007991l, Register's Office for said County, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464 page 297, further amended in Book 7661 page 40, Book 7729 page 206, Book 7980 page 717 and Doc. No. 20000811007991 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 109 Windsor Terrace, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ~~26th~~ 27th day of April, 2011.

Jenny M. Boyd

State of N C

County of Orange

On this ~~26th~~ 27th day of April, 2011 , before me the undersigned authority, personally appeared Jenny M. Boyd , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/20/2013

PATSY P. YATES NOTARY PUBLIC DURHAM COUNTY, NC

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Sworn and subscribed before me this the ~~26th~~ 27th day of April, 2011

Notary Public

My Commission Expires: May 8, 2012

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY