File Box RB

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,259.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY JAMES FIELDS	"NEW OWNERS"	MAP 127-16
(NAME)	(NAME)	
917 Harpeth Valley Place		PART OF
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		PARCEL 030
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRENCH RIVER DEVELOPMENT COMPANY, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY JAMES FIELDS AND WIFE, LINDA J. FIELDS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. A on the Plan of Harpeth Valley Office Park Condominiums, 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 and By Laws, of record in Instr. 200003240029968, Register's Office for Davidson County, Tennessee, 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 plat of Harpeth Valley Office Park Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING part of the same property conveyed to French River Development Company, L.L.C., a Tennessee Limited Liability Company, by Deed from Edward M. Polk, Jr., as to a 1/2 undivided interest, Sandra Nall Carter and Sinclair Buntin, each as to a 1/4 undivided interest, of record in Book 11619, Page 335, Register's Office for Davidson County, Tennessee. Articles of Organization of French River Development Company, L.L.C., of record in Book 10084, Page 293, said Register's Office.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, 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 building thereon; and also including without limitations all conditions,

CONTINUED

unimproved ( )
This is improved (X) property, known as 917 Harpeth Valley Place, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of March, 2000

FRENCH RIVER DEVELOPMENT COMPANY, L.L.C., A TENNESSEE
By:
Hunter McDonald, III, Chief Manager

Instr:200003310032332 Page: 1 OF 3
REC'D FOR REC 03/31/2000 12:50:55PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $652.16

LEGAL DESCRIPTION CONTINUATION

covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By Laws establishing a Horizontal Property Regime of Harpeth Valley Office Park Condominiums, of record in Instr. 200003240029968, said Register's Office; and Declaration of Covenants, Conditions, and Restrictions of Harpeth Valley Office Park, of record in Book 11651, Page 501, said Register's Office; easements and setback lines as set forth on the above plan of record. Taxes have not been prorated as of the date of the recording of this instrument. Grantee(s) shall pay their prorata share of property taxes for the tax year of 2000 to the Grantor within Thirty (30) Days after notification by Grantor of Grantee(s) prorata portion.

Grantees acknowledge that they take ownership subject to the right of Harpeth Valley Utility District and/or its successors (the "Public Utility Company"), as the public utility which supplies water and sewer service to 917 and 919 Harpeth Valley Place, to discontinue water service simultaneously to both 917 and 919 Harpeth Valley Place in the event a break occurs in the common sewer line which belongs to and services both 917 and 919 Harpeth Valley Park, which break allows for the infiltration of rain or ground water into the public sewer system and which break has not been repaired by owners of 917 and 919 Harpeth Valley Place to the satisfaction of the said public utility company.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, he undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hunter McDonald, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager of FRENCH RIVER DEVELOPMENT COMPANY, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 29th day of March, 2000.

_____
Notary Public

My Commission Expires: 5/28/03

