RECORD & RETURN TO
FILE BOX 36
FILE # 16838SP

Davidson County DEEDWARR
Recvd: 02/13/01 15:46 2pgs
Fees:11.00 Taxes:388.50
20010213-0014065

~~RECORD AND RETURN TO~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39607** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 105,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **13th DAY OF FEBRUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 25, 2003

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ANN M. TAORMINA **116 Harding Place, Unit C-3** **Nashville, Tennessee 37205**	SUNTRUST MTG. INC. P. O. Box 57028 Irvine, CA 92619-7028	**130-1-A-19** **7DZ 50118**

FOR AND IN 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 **I, MICHAEL JOHN NIEVES, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN M. TAORMINA,** UNMARRIED

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. C-3 on the Plan of Belle Meade Terrace Condominiums, as of record in Plat Book 5200, page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael John Nieves by deed from Harriette Husband Stevenson, unmarried, of record in Book 11734, page 385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 62-2701 et seq. of the Tennessee Code annotated and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and 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, covenants, restrictions, options, burdens, assessments and other undertakings contained in Book 5730, page 27; By-Laws of record in Book 5730, page 38; Charter of Incorporation of record in Book 5730, page 23 and all matters appearing on the Plan of record in Book 5200, page 325, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following:

1. **All matters shown on the recorded plat of record in Book 5200, page 325, Register's Office for Davidson County, Tennessee.**

2. **The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of 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 interests 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 buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Terrace Condominiums, a Condominium, as of record in book 5730, page 38, as restated in Book 6015, page 94, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **116 Harding Place, Unit #C-3, Nashville, Tennessee 37205**
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 13TH DAY OF FEBRUARY, 2001.

MICHAEL JOHN NIEVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL JOHN NIEVES, UNMARRIED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 25, 2003

NOTARY PUBLIC AT LARGE