RECORD & RETURN TO/
FILE BOX 36

RECORD & RETURN TO:
Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17452sp

Davidson County DEEDWARR
Recvd: 10/03/01 10:07 3pgs
Fees:18.00 Taxes:259.00
20011003-0107236

# WARRANTY DEED

| |
|---|
| **Name and Address of New Owner:**<br>**Kenneth W. Thomas**<br>**3901 Whitland Avenue #23**<br>**Nashville, TN 37205** |
| **Send Tax Bills To:**<br>Cavalry Banking<br>114 West College Street<br>Nurfreesboro, TN 37130 |

| | |
|---|---|
| **Street Address of Subject Property**<br>**3901 Whitland Avenue #23**<br>**Nashville, TN 37205** | **Map – Parcel No.:**<br>**Map: 103-16-0-E**<br>**Parcel: 023.00-CO** |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Migirdic Nalbantyan and wife, Barbara B. Nalbantyan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kenneth W. Thomas, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 23, on the Plan of Whitland Place Condominiums, as of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Migirdic Nalbantyan and wife, Barbara B. Nalbantyan, by Warranty Deed from Bryndon Rushing and wife, Allison Rushing of record in Book 10511, page 811, Register's Office for Davidson County, Tennessee.

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

1. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
2. The Plan of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, Certain Notes, Easements and Setback lines.
3. Declaration of Covenants, Conditions and Restrictions for Whitland Place Condominiums Homeowners Association of record in Book 6350, page 824, Register's Office for Davidson County, Tennessee.
4. 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 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 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 thereof; 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 Whitland Place Condominiums of record in Book 6131, page 722, and By-Laws of record in Book 6131, page 753, as Amended by Appointment of Successor Trustee of record in Book 965, page 322, Register's Office for Davidson County, Tennessee.

5. Charter of The Whitland Place Homeowners Association, Inc. of record in Book 6109, page 993, Register's Office for Davidson County, Tennessee.
6. Sanitary Sewer Easement, of record in Book 3463, page 278, Register's Office for Davidson County, Tennessee.
7. Rights of others in and to the use of the common areas.
8. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions set forth.

This property is also known as improved property located at 3901 Whitland Avenue #23, Nashville, TN 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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** our hands this 28 day of September , 2001.

Migirdic Nalbantyan

**Migirdic Nalbantyan**

Barbara B. Nalbantyan

**Barbara B. Nalbantyan**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On September 28, 2001, before me personally appeared Migirdic Nalbantyan and Barbara B. Nalbantyan to me know (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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 28 day of September, 2001.

J. Michael Morgan

NOTARY PUBLIC

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

NOTARY PUBLIC
July 30, 2005
STATE OF TENNESSEE

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00.

Harold D. Doss
Affiant

Subscribed and sworn to before me, this 28th day of September, 2001.

Carol D. Allen
NOTARY PUBLIC

Commission Expires: 1/24/05

