| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21135-06-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 26th day of June, 2003.<br>Notary Public<br>My Commission Expires: 5-27-07 |

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Traci L. Spears<br><br>2019 Lombardy Avenue<br>Nashville, TN 37215 | Franklin American Mortgage<br>501 Corporate Centre Dr., Ste 400<br>Franklin, TN 37067 | Map No.117.07 J<br>Parcel No. 003.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca Williams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Traci L. Spears, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2019 Lombardy Avenue, Nashville, TN, 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this June 26, 2003.

Rebecca Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2003.

Notary Public

My Commission Expires: _____

OR

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 07/02/03 10:18 2pgs
Fees:13.00 Taxes:740.00

20030702-0091319

File No.: 15931

# EXHIBIT A

Being Unit No. 2019 of the Kingsbridge Condominiums, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-17-101 through 66-2-123) and the provisions of the Master Deed for Kingsbridge condominiums, as of record in Book 7105, page 777, as amended in Book 7457, page 15, and Book 9539, page 564, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as of record in Book 7105, page 804, Register's Office for Davidson County, Tennessee.

Together with the undivided percentage interest in the Common Elements as defined by the Master Deed and pertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Together with allocated Parking Space No. P-6 being an inseparable appurtenance thereto as provided by said Master Deed.

Being the same property conveyed to Rebecca Williams, unmarried by deed dated April 25, 2001 from Jeffrey M. Beemer, unmarried of record in Instrument No. 20010426-0042042, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Book 1133, page 85, Book 1109, page 353, Book 7105, page 777, Book 7457, page 15;
3) By-Laws of record in Book 7105, page 804, Book 9539, page 564;
4) Charter of record in Book 7182, page 216, Book 7182, page 221, Book 7817, page 947, Book 7912, page 543;
5) Easements of record in Book 1108, page 76; and
6) Storm water detention agreement of record in Book 6763, page 347