Return To:
First TItle & Escrow
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
#21609

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/03 15:50 2pgs
Fees:13.00 Taxes:828.80

20030915-0135321

State of Tennessee)
County of Davidson)

03-8-049

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of September, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE (AFFIX SEAL) DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Karl James and Tara James (NAME)	NEW OWNER (NAME)	171-03-0-B
641 Old Hickory Blvd Unit 124 (ADDRESS)	(ADDRESS)	99.00 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Triad Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Karl James and Tara James**, husband and wife 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:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit No. 102 on the Plan of Phase One, Section Two in a Horizontal Property Regime as shown on the condominium site plan of Townhomes of Fredricksburg, as of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Townhomes of Fredricksburg, as of record in Plat Book 9700, Page 364; and Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 8920, Page 65 as amended in Book 9500, Page 393; Book 9860, Page 840, Book 10393, Page 11, Book 10694, Page 541, and Charter of record in Book 10126, Page 430, said Register's Office.

Being the same property conveyed to Triad Properties, LLC by Deed dated June 10, 1999 from John R. Chapman and wife, Brenda J. Chapman of record in Book 11532, Page 186, Register's Office for Davidson County,Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 641 Old Hickory Blvd Unit 124, Brentwood, TN, 37027.
(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand s, this 2ND day of September, 2003

Triad Properties, LLC,
a Tennessee Limited Liability Company

By: _____
S. Ralph Gordon, a Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared S. RALPH GORDON, 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 sole member of Triad Properties LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such sole member, 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 Brentwood, Tennessee, this 2ND day of SEPTEMBER, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.