Being re-recorded to be recorded in correct County.

BK 2668 PG 128

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/03 13:55 2pgs
Fees:12.00 Taxes:0.00
20031110-0164504

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 6-16-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Galbreath II, Limited Partnership	Galbreath II, Limited Partnership	Map 131-5-B Parcel 116
(NAME)	(NAME)	
2305 Hobbs Rd	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **DAVID R. MCDONALD, JR. AND WIFE, KATHERINE M. MCDONALD (also know as Katharine M. McDonald)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GALBREATH II, A TENNESSEE LIMITED PARTNERSHIP**, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. **116** on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349 and Book 6847, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. McDonald, Jr. and wife, Katherine M. McDonald by warranty deed of Jean S. Davis, married of record in Book 11663, page 913, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) The premises herein insured 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 provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in and 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, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons of record in Book 6841, page 349, and Book 6847, page 122, Register's Office for Davidson County, Tennessee; (2) Easements for utility service and party walls for use in common with owners of attached and appurtenant improvements; (4) By-Laws of record in Book 6841, page 376, said Register's Office; (5) Deed of conveyance as to water and sewage of record in Book 5271, page 430, said Register's Office; (6) Easement for ingress and egress of record in Book 5158, page 851, said Register's Office; (7) Easement of record in Book 5158, page 230, said Register's Office; (8) Easement Agreement of record in Book 6869, page 162, rerecorded in Book 6870, page 966, and amended in Book 7776, page 899, said Register's Office; (9) Easement for ingress and egress to and from Hillsboro Road, over, upon and across of record in Book 6869, page 157, said Register's Office; (10) All terms, conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977 of record in Book 5388, page 503, said Register's Office; (11) All terms, conditions and obligation in the Warrant Deed dated May 30, 1974 of record in Book 4821, page 20, said Register's Office; (12) Engineer's report of record in Book 6847, page 125, said Register's Office; (13) Subject to all matters appearing on the Plan of record in Book 5050, page 30 and Book 6841, page 390, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 116 Summit Ridge Court, Nashville, TN 37215
(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 our hands this 20th day of December, 2002.

David R. McDonald, Jr.

Katharine M. McDonald

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared David R. McDonald, Jr. and wife, Katharine M. McDonald, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of December, 2002.

Commission expires: 1-25-06

Notary Public





State of Tennessee, County of WILLIAMSON
Received for record the 23 day of
DECEMBER 2002 at 2:00 PM. (RECH 515425)
Recorded in official records
Book 2668 Pages 128- 129
Notebook 70 Page 484
State Tax $ 407.00 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 420.00,
Register of Deeds SADIE WADE
Deputy Register DARLENE ELEY