Davidson County DEEDWARR
Recvd: 11/12/03 08:21 2pgs
Fees:13.00 Taxes:351.50

20031112-0165278

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me this 6th day of October, 2003.

Notary Public

My commission expires:

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ken Givens **Connie Givens**	**New Owner**	**Map 93-11-C, Parcel 26 CO**
630 2nd Avenue South		
Nashville, Tennessee 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary P. Freeman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ken Givens and Connie Givens

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. 26, on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mary P. Freeman by Warranty Deed from Rutledge House, Ltd., of record in Instrument No. 200007270074339, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6200, Page 318, amended in Book 11700, page 26, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA in an instrument of record in Book 11687, page 735, Register's Office for DAVIDSON County, Tennessee.
Building Guidelines by Metropolitan Government of record in Book 7631, Page 606, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance for Sanitary Sewer to Metropolitan Government of record in Book 6974, Page 969, Register's Office for DAVIDSON County, Tennessee.
Easements by the Metropolitan Government of record in Book 6616, Page 614, Book 10512, page 477, and Book 10512, page 464, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer easement to Metropolitan Government of record in Book 6807, Page 851, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 7084, page 983, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 11687, page 739, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 11687, page 805, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in the Declaration of Covenants, Conditions and Restricitions and/or Master Deed.

This is improved (____) unimproved (____) property known as 630 2nd Avenue South, Nashville, Tennessee 37210.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 5th day of November, 2003.

X Mary P. Freeman

Mary P. Freeman

_____

_____

_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Mary P. Freeman, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2003.

_____
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005