19792

Box 36
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RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/04 14:37 4pgs
Fees:23.00 Taxes:462.50
20040105-0001355

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00.

Affiant

Subscribed and sworn to me on December 31, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires January 29, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19792SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy J. O'Neill & Maureen Therese O'Neill 815 Running Deer Nashville, TN 37221	SAME	142-08-B-89

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tori S. Wimberly (and husband, John Wimberly), Tami S. McDowell, unmarried, Trisi S. Larish (and husband, Kenneth Larish) and John T. Stevenson, Jr., unmarried, being devisees under the Last Will and Testament of Harriette Hunter Husband Stevenson, of record as part of Docket No. 03P1286 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Timothy J. O'Neill and wife, Maureen Therese O'Neill, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A condominium apartment in Davidson County, Tennessee, being Unit No. 89 of Phase IV, Coronada Townhome Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 217, Register's Office for said County, to which the source reference is hereby made for a more complete description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium
>
> Being the same property conveyed to Harriette Stevenson by Deed from Kathryn C. Nikolai and John M. Nikolai, wife and husband, of record in Book 11739, page 175, in the Register's Office for Davidson County, Tennessee. The said Harrette Stevenson having since died. The Last Will and Testament of Harriette Hunter Husband Stevenson, of record as part of Docket No. 03P1286 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, devised the subject property to Tori S. Wimberly, Tami S. McDowell, Trisi S. Larish and John T. Stevenson, Jr.

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The said Harriette Stevenson and Harriette Hunter Husband Stevenson are one and the same person.

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

1. 2003 Davidson County taxes, which have been paid by the Grantors. 2004 and subsequent County taxes are assumed by the Grantees; and
2. Matters shown on plan of record in Book 5200, page 217, in the Register's Office for Davidson County, Tennessee; and
3. 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 Phase IV, Coronada Townhome Condominiums of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 4901, page 702, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, in the Register's Office for Davidson County, Tennessee; and
4. Repurchase and Option Agreement of record in Book 4904, page 622, and Counterpart to Repurchase and Option Agreement in Book 5553, page 825, in said Register's Office; and
5. Homeowners Association Charter of record in Book 4902, page 938, as amended in Book 6132, page 118, and Book 7694, page 733, in said Register's Office; and
6. Underground Utility Easement of record in Book 7173, page 324, in said Register's Office; and
7. Terms and conditions of the Easement and Lease to BellSouth Mobility, Inc., of record in Book 9045, page 954, in said Register's Office; and
8. Terms and conditions of PCS Site Agreement by and between Coronada condominium Association, Inc. and Spring Spectrum, L.P., a Delaware limited partnership, a Memorandum of which is of record in Book 10237, page 775, in said Register's Office; and
9. 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.

This property is also known as improved property located at 815 Running Deer, Nashville, TN 37221.

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 on December 30, 2003.

Tori S. Wimberly **John Wimberly**

Tami S. McDowell (Unmarried)

Trisi S. Larish **Kenneth S. Larish**

M-KML

John T. Stevenson, Jr. (Unmarried)

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 30, 2003, before me personally appeared Tori S. Wimberly and husband, John Wimberly to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 30, 2003.

NOTARY PUBLIC

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 30, 2003, before me personally appeared Tami S. McDowell to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on December 30, 2003.

NOTARY PUBLIC

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 30, 2003, before me personally appeared Trisi S. Larish and husband, Kenneth Larish to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 30, 2003.

NOTARY PUBLIC

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 30, 2003, before me personally appeared John T. Stevenson, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 30, 2003.

NOTARY PUBLIC

My Commission Expires: _____

