Davidson County DEEDWARR
Recvd: 07/19/04 13:46 2pgs
Fees:13.00 Taxes:591.63

20040719-0085925

STATE OF TENNESSEE)
COUNTY OF MAURY)

The actual consideration or value for this Transaction is $159,900.00

Timothy S. Bernth
Affiant

Sworn to and subscribed before me this 15th day of July, 2004

Betty Mitchell
NOTARY PUBLIC

My Commission expires 2/21/06

BETTY MITCHELL NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Paul J. Fealk, UAW-Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174

ADRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	
Viola V. Fingerlow **119 Villa View Court** **Brentwood, TN 37027**	New Owner	**Map 171** **Group A** **Parcel 26**

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TIMOTHY S. BERNTH, a single man** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and conveys unto **VIOLA V. FINGERLOW, a single woman**, hereinafter called the Grantees, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Unit No. 26 on the Condominium Site Plan of Brentwood Villa, Phase I, of record in Book 6900, pages 4& 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed by William D. McGee and wife, Gloria A. McGee to Timothy S. Bernth by Warranty Deed dated 2/22/96 and recorded in Book 9956, page 776, Davidson County, Tennessee Register of Deeds Office.

This conveyance is made subject to:

1. Davidson County Taxes for 2004 and all assessments, and all subsequent years, a lien, not yet due and payable.
2. All matters appearing on the Plan of Brentwood Villa, Phase I of record in Plat Book 6900, pages 4 and 5, Register's Office for Davidson County, Tennessee.
3. Master Deed Establishing Brentwood Villa Condominium of record in Book 6923, page 943, as amended in Book 7035, page 115; Book 7101, page 730 as re-recorded in Book 7143, page 18; 7266, page 84; Book 7423, page 574; Book 7423, page 567; and Book 8074, page 564, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5155, page 164, said Register's Office.
5. Storm Water Detention Agreement of record in Book 6385, page 814, Register's Office for said County.
6. Charter of Brentwood Villa Condominium Association, Inc. of record in Book 6936, page 895, Register's Office for Davidson County, Tennessee.
7. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.
8. All other Easements, restrictions, encumbrances and matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as **119 Villa View Court, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of July, 2004.

Timothy S. Bernth

TIMOTHY S. BERNTH

STATE OF TENNESSEE)
COUNTY OF MAURY)

Personally appeared before me, Betty Mitchell, the undersigned Notary Public in and for said County and State, the within named grantor(s), **Timothy S. Bernth** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 15th day of July, 2004.

Betty Mitchell

Notary Public

My commission expires : 2/21/06

