Return To:
Richmond Title Services
209 10th Ave S Ste 235
Nashville TN 37203

Davidson County DEEDWARR
Recvd: 08/10/04 11:21 2pgs
Fees:13.00 Taxes:516.15
20040810-0096463

SARAH TYLER NOTARY PUBLIC AT LARGE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$139,500.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2004.

Notary Public

My commission expires: 9/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bryan C. Motycka	SAME	**Part of** 082-09-484.00 and 082-09-485.00
416 Madison Street		
Nashville, TN 37208		

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,

Germantown Partners, LLC

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

Bryan C. Motycka, an unmarried man

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 416 on the plan of 1200 Fifth Avenue North Condominiums of record in Instrument No. 20040709-0081700, Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Germantown Partners, LLC by deed dated November 20, 1997 from Metropolitan Development and Housing Agency of record in Book 10697, Page 187 Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **416 Madison Street, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 16th day of July, 2004.

Germantown Partners, LLC

Andree LeQuire, Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andree LeQuire, Member** of **Germantown Partners, LLC**, 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 **Member** of **Germantown Partners, LLC,** the within bargainor, and Limited Liability Company, and that he as such **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 the said **Andree LeQuire** as **Member.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **16th day of July, 2004.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

