WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/04 15:14 2pgs
Fees:13.00 Taxes:688.20

20040827-0104053

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Fugardi & wife, Ann B. Fugardi	American Security Bank & Trust	92-16-O-B-107-CO
(NAME)	(NAME)	
900 19th Ave. S. #1106	100 Springhouse Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Hendersonville, TN 37075	
(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, Lineberry Properties, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin Fugardi and wife, Ann B. Fugardi, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 900 19th Avenue S Unit 1106, Nashville, TN 37212
(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 my hand this 25th day of August, 2004.

Lineberry Properties, Inc.

By: _____
Mark Lineberry, Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President (or other officer authorized to executed the instrument) of Lineberry Properties, Inc. the within named bargainor, a corporation, and that such Vice President or officer as such Lineberry Properties, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 25th day of August, 2004.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

EXHIBIT A

Being Unit No. 1106, Level 13, of University Square Condominium Apartments, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, Page 529, as amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed. Reference is hereby made to the Plat of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office.

Together with the rights to use parking space #2, Level P-3 (Lobby Level).

Being the same property conveyed to Lineberry Properties Inc., by Deed from Richard F. Chambers and wife, Linda R. Chambers dated 10/15/91and filed for record in Book 8466, Page 362, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 6900, Page 124 , Register's Office of Davidson County, Tennessee.

Subject Charter for Homeowners Association as shown of record in Book 7078, Page 443, Register's Office of Davidson County, Tennessee.

Subject to Master Deed and By-Laws as shown of record in Book 7051, Page 529, as amened in Book 7119, Page 884, Register's Office of Davidson County, Tennessee.