Davidson County DEEDWARR
Recvd: 10/20/04 12:22 1pgs
Fees:13.00 Taxes:336.70
20041020-0126203

KAZE ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

# WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ARMSTRONG-04MT0735

BOX 10-A

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

Brenda Lane
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF October, 2004.

Kaz E. Arbogast
Notary Public

(Affix Seal)

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Conrad D. Armstrong | HOMEFOCUS TAX SERVICE, LLC | Map 129-15-A, Parcel 1.00 |
| 21 Vaughns Gap Road #1 | Lender #2318<br>P.O. Box 26389 | |
| Nashville, TN 37205 | Richmond, VA 23260 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOSH MALNOFSKI,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CONRAD D. ARMSTRONG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried,

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1, on the Plan of Belle Meade Highlands Condominium, as set forth in Exhibit A-1 to the Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Belle Meade Highlands, as said areas are set forth and defined in Master Deed of record in Book 7091, Page 302: By-Laws of record in Book 7091, Page 351; and Charter of record in Book 7102, Page 223:Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Josh Malnofski, unmarried, by deed from Richard T. Nelson and wife, Juliana H. Chase, dated August 18, 1999, filed August 19, 1999, of record in Book 11626, Page 272, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved
( X ) improved property known as 21 Vaughns Gap Road #1, Nashville, Tennessee 37205.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 18th day of October, 2004:

_____ _____
Josh Malnofski

STATE OF Tennessee
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSH MALNOFSKI, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2004.

_____
Notary Public

My Commission Expires: 4-25-04