Davidson County DEEDWARR
Recvd: 12/06/04 11:41 2pgs
Fees:13.00 Taxes:703.00

20041206-0144797

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Meg MacDonald	America's Wholesale Lender	116-3-B
4505 Harding Road #133	750 Old Hickory Boulevard #180	GROUP
Nashville, Tennessee 37205	Brentwood, TN 37027	PARCEL 133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******** One Hundred Ninety Thousand Dollars and Zero Cents ($190,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William Jeffrey Mason and wife, Erin Boyle Mason, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Meg MacDonald, a single person, and Maia Sharp, a single person, and Randy L. Sharp and wife, Sharon Bays, all as Joint Tenants with Right of Survivorship, 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.

BEING Unit No. 133 as shown on the Plan of Royal Oaks Condominiums of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 2.797% interest in the common elements as set forth in the Master Deed of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William Jeffrey Mason and wife, Erin Boyle Mason, by deed dated April 30, 2003, from Jack A. Pirrie, Jr., married, of record as Instrument No. 20030509-0062515 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 4505 Harding Road #133, Nashville, TN 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 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 our hands this 3rd day of December, 2004.

William Jeffrey Mason

Erin Boyle Mason

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named William Jeffrey Mason and Erin Boyle Mason, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of December, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee