| | |
|---|---|
| LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$177,500.00**.<br>Deborah Cable<br>Affiant<br>Subscribed and sworn to before me, this the 21st day of December, 2004.<br>Linda J. Norvell<br>Notary Public<br>My commission expires: 10-3-06<br>(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 |
|---|---|---|
| **Shannon D. Harrington** | **Capital Bank and Trust Company** | **Part of 082-09-484.00 and 082-09-485.00** |
| **418 Madison Street** | **1820 West End Avenue** | |
| **Nashville, TN 37208** | **Nashville, TN 37203** | |

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

**Shannon D. Harrington, 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 418 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 part of 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 2005 and subsequent years, easements, and restrictions of record.**

This is improved (__X__) Unimproved (____) property, known as **418 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 21st day of December, 2004.

Davidson County DEEDWARR
Recvd: 12/28/04 14:53 2pgs
Fees:13.00 Taxes:656.75
20041228-0153183

**Germantown Partners, LLC**

**Andree' LeQuire, Member**

**CORPORATION**
**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 corporation, 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 corporation by the said **Andree' LeQuire** as **Member.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **21st day of December, 2004.**

Linda J. Norvell

**Notary Public**

**My Commission Expires:** 10-3-06

LINDA J. NORVELL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN