Davidson County DEEDWARR
Recvd: 03/16/05 12:24 2 pg
Fees:13.00 Taxes:263.81
20050316-0028935

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,300.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of March, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD E. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Bontempi and Andrea Bontempi
810 Bellevue Road, # 155
Nashville, Tennessee 37221

SEND TAX BILLS TO:
John and Andrea Bontempi
302 Sheffield Place
Franklin, TN 37067

MAP-PARCEL NUMBERS:
142-06-0-A-155

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicole A. Lear, married, * and formerly known as Nicole A. Ostuni** hereinafter referred to as Grantors, hereby transfers and conveys to **John Bontempi and wife, Andrea Bontempi** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 155, G on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, page 128-130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nicole A. Ostuni , an unmarried woman, by Warranty Deed from Carlene Faye Allgood, an single person, of record in Instrument No. 20040414-0042009, Register's Office for Davidson County, Tennessee.

*Strider Lear, husband of Nicole A. Lear, joins in this instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee.

Subject to the provisions of the condominium Master Deed of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5259, page 5, Book 5086, page 80, Book 6237, page 644, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, Register's Office for Davidson County, Tennessee, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Dee reference is hereby made for more particulars.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 810 Bellevue Road, # 155, Nashville, Tennessee 37221.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of March, 2005.

**Nicole A. Lear**

Strider Lear

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole A. Lear and Strider Lear, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2005.

Notary Public

My Commission Expires: 11-2-05

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

12338-BP