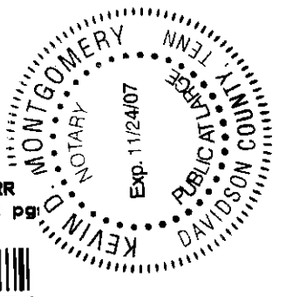
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/21/05 15:56 2 pgs
Fees:13.00 Taxes:1061.53

20050421-0044753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlo Guglielmi	SunTrust Mortgage, Inc.	Map 131-08-D
(NAME)	(NAME)	
101 Park Glen	201 Fourth Avenue North, 7th Floor	Parcel 101
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37219	
(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, **DAVID L. STEPP AND WIFE, KARILYN DENISE STEPP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLO GUGLIELMI, UNMARRIED,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 101 of Park Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Park Glen Condominiums, of record in Book 6578, page 379, as amended in Instrument #20020314-0032069, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto, of record in Book 6578, page 417, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Park Glen Condominiums, of record in Plat Book 6250, page 188, and the placement of Units as shown on Exhibit "C" to the aforementioned Master Deed of record in Book 6578, page 379, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to David L. Stepp by deed from Kimberly Dawn Vincent, of record in Instrument #20021202-0147886, said Register's Office. Karilyn Denise Stepp joins in executing this Deed to convey any interest she may have in said property.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 188, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6578, page 379, Book 9473, page 900 and Instrument #20020314-0032069, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 101 Park Glen, Nashville, TN 37204

(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 21st day of April, 2005.

David L. Stepp

Karilyn Denise Stepp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Stepp and Karilyn Denise Stepp, 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 21st day of April, 2005.

Commission expires:

Notary Public

