THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24174-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,840.00. Rachel Neal Affiant Subscribed and sworn to before me this 29th day of April, 2005. Christina M. Read Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
~~Larry Needham~~ Lance L. ~~Doris Needham~~ Needham 2115 Acklen Ave. #6 Nashville, TN 37212	New Owner	Map No. 104-11-0-M Parcel No. 006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eugene Kanaly and wife, Corinne Kanaly**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **~~Larry~~ *Needham and ~~wife, Doris~~ **Needham** ("Grantee"), its successors, heirs and assigns, all of their right, title and interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *Lance L. **Larry L.

This is improved property located at 2115 Acklen Avenue #6, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2005.

Eugene Kanaly

Corinne Kanaly

STATE OF ~~TENNESSEE~~ CALIFORNIA COUNTY OF SAN DIEGO SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Eugene Kanaly and Corinne Kanaly**, 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, at office, this 29th day of April, 2005.

Faith M Mitchell
Notary Public

My Commission Expires:
Dec 27, 2006

FAITH M. MITCHELL
Commission # 1391982
Notary Public - California
San Diego County
My Comm. Expires Dec 27, 2006

Davidson County DEEDWARR
Recvd: 05/03/05 15:45 3 pgs
Fees:18.00 Taxes:299.11
20050503-0049503

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6, together with the appurtenant interest in the common elements of The Chardonnay Condominiums, a horizontal property regime established by Master Deed, of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Eugene Kanaly and wife, Corinne Kanaly and Larry Needham and wife, Doris Needham by deed dated June 16, 2003 from James P. Anderson, III and Susan S. Anderson of record in Instrument No. 20030630-0089678, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of Incorporation of Chardonnay Homeowner's Association, Inc. of record in Book 6763, page 27, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Chardonnay Condominiums, of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6789, page 462 Exhibit C, Register's Office for Davidson County, Tennessee.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego } ss.

On April 27, 2005 (Date), before me, Faith M. Mitchell, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Eugene Kanaly and Corinne Kanaly (Name(s) of Signer(s)),

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Faith M Mitchell
Signature of Notary Public

FAITH M. MITCHELL
Commission # 1391982
Notary Public · California
San Diego County
My Comm. Expires Dec 27, 2006

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: April 29, 2005 Number of Pages: Two

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer

Signer's Name: Eugene and Corinne Kanaly

☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: Selves

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 1999 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.nationalnotary.org Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827