WARRANTY DEED

FILE BOX 19B
05-04-019-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $546,056.89.

Sandra S. Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of April, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/04/05 15:50 2 pgs
Fees:13.00 Taxes:2020.41

20050504-0050177

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MARK G. SWANSON AND WIFE, GILDA M. SWANSON	M. G. INCENTIVES, INC.	131-08-0-F
(NAME) 6030 Leeland Street South	(NAME) 6030 Leeland Street South	005.00CO
(ADDRESS) St. Petersburg, FL 33715	(ADDRESS) St. Petersburg, FL 33715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **NASHVILLE PROPERTY MANAGEMENT, L.L.P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK G. SWANSON AND WIFE, GILDA M. SWANSON**, hereinafter called the Grantee(s), 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 UNIT in Davidson County, Tennessee, described as follows: Unit 6-B, in a Horizontal Property Regime as shown on the condominium site plan of Harding Heights Condominium, as of record on Exhibit "A" of the Supplement to the Master Deed of Harding Heights, of record in Instrument No. 20050504-0050176, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Harding Heights Condominium, as of record in Instrument No. 20040521-0059693, and as supplemented in Instrument No. 20050504-0050176, said Register's Office.

BEING part of the same property conveyed to NASHVILLE PROPERTY MANAGEMENT, L.L.P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP, by Deed from MONROE HARDING CHILDRENS HOME, A NOT FOR PROFIT CORPORATION, dated September 29, 2003, of record in Instrument No. 20030930-0144306, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of HARDING HEIGHTS, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1129 Granny White Court, Unit 6-B, Nashville, TN, 37204.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 29th day of April, 2005

NASHVILLE PROPERTY MANAGEMENT, L.L.P.,
A TENNESSEE LIMITED LIABILITY PARTNERSHIP

By: _____
BRIAN S. KREBS, GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **BRIAN S. KREBS,** 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 GENERAL PARTNER of **NASHVILLE PROPERTY MANAGEMENT,L.L.P.,** the within named bargainor(s), a Tennessee Limited Liability Partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of April, 2005.

SCOTT D. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

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Notary Public