WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio M. Granda	New Owner	**Map 117-7-J**
(NAME) **2019 Lombardy Avenue**	(NAME)	**Parcel 3.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **Traci L. Spears, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio M. Granda,** 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:

Being Unit No. 2019 of the Kingsbridge Condominiums, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-17-101 through 66-2-123) and the provisions of the Master Deed for Kingsbridge condominiums, as of record in Book 7105, page 777, as amended in Book 7457, page 15 and Book 9539, page 564, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto as of record in Book 7105, page 804, Register's Office for Davidson County, Tennessee.

Together with the undivided percentage interest in the Common Elements as defined by the Master Deed and pertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Together with allocated Parking Space No. P-6 being an inseparable appurtenance thereto as provided by said Master Deed.

Being the same property conveyed to Traci L. Spears, unmarried by deed from Rebecca Williams, unmarried of record in Instrument No. 20030702-0091319, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) Master Deed of record in Book 7105, page 777 and amended in Book 7457, page 15; (c) Restrictive covenants contained in Book 1133, page 85, Book 109, page 353, Book 7105, page 777 and Book 7457, page 543, said Register's Office; (d) Charter of record in Book 7182, page 543, as amended in Book 7182, page 221, Book 7817, page 947 and Book 7912, page 543, said Register's Office; and (e) By-laws of record in Book 7105, page 804 and Book 9539, page 564, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2019 Lombardy Avenue, Nashville, TN 37215

(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.

Davidson County DEEDWARR
Recvd: 05/18/05 10:46 2 pgs
Fees:13.00 Taxes:869.50

20050518-0055964

Witness my hand this 15th day of May, 2005.

Traci L. Spears

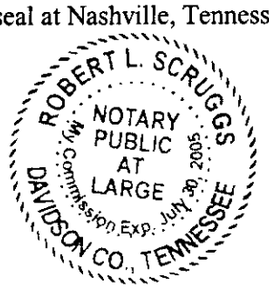
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Traci L. Spears the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2005.

Commission expires:



Robert L. Scruggs Notary Public