File No. 250500685

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/05 11:49 3 pgs
Fees:18.00 Taxes:649.35

20050527-0060141

LARRY D. CR... NOTARY PUBLIC ... CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
4900 Thoroughbred Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilson G. Co	PRIMETRUST BANK	117-03-0-A-20
(NAME) 3000 Hillsboro Road #20	(NAME) P.O. BOX 210618	
(ADDRESS) Nashville, TN 37215	(ADDRESS) NASHVILLE, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, John D. Moran III, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilson G. Co, unmarried, HEREINAFTER CALLED THE GRANTEE(S), v HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to John D. Moran III by Warranty Deed from Claudia Jean Schauman, unmarried and Frances Coley Bowman, unmarried of record at Instrument No. 20030210-0017791, Register's Office for Davidson County, Tennessee dated February 6, 2003.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 5050, Page 80, Register's Office of said County.

HOA Charter of record in Book 5179, Page 858, Register's Office of said County.

Master Deed of record in Book 5168, Page 944, Register's Office of said County.

By-Laws of record in Book 5168, Page 961 and Book 5659, Page 641, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3000 Hillsboro Road #20, 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 GRANTEE(S), v heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), v 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/our hand(s) this 20th day of May, 2005.

John D. Moran III

Gena G. Moran*

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John D. Moran III joined by wife, Gena G. Moran**, 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 Williamson County, Tennessee, May 20, 2005.

Notary Public

Commission expires: 11/2/05

Notary Public

**Gena G. Moran joins in this deed to convey any and all marital interest.

File Number: 250500685

RETURN TO:
Sidwell Title
121
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05

EXHIBIT "A"

A certain condominium apartment in Davidson County, TN, described as Unit 20 Versailles Condominiums, a Condominium, a Horizontal Property Regime, located on Hillsboro Road Davidson County, TN, as shown on the plat of Versailles Apartments, Condominium apartments, recorded in Plat Book 5050, page 80, said Register's Office, and described in a Master Deed recorded in Book 5168, page 944, as amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Versailles Apartments, Condominium Apartments contained in the Master Deed recorded in Book 5168, page 944, as amended in Book 7770, page 955 and Book 8434, page 719, and By-Laws recorded in Book 5168, page 961, as amended in Book 5589, page 367, Book 5659, page 641, as re-recorded in Book 5667, page 375, and further amended in Book 7770, page 955, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.