Davidson County DEEDWARR
Recvd: 05/31/05 10:28 2 pgs
Fees:13.00 Taxes:784.40

20050531-0060795

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Warranty Deed

Old Republic Title: Owner's Title Number: SV 4142619

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Paul G. Leiman and wife, Andrea Leiman	**New Owners At Same Address**	Map: **117-07-0-K**
3309 Golf Club Lane		Parcel: **005.00-CO**
Nashville, TN 37215		Field Book Number: **7DA-93236**

For and in Consideration of the sum of $212,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, including Grantees' express agreement to assume and pay the unpaid balance of that certain Note secured by Deed of Trust of record at **Instrument Number 20041006-0120294**, said Register's Office, as assumed, modified, and extended by Agreement of even effective date and recorded simultaneously herewith, the receipt and sufficiency all of which is hereby acknowledged,

Tate Investments LLC, a Tennessee Limited Liability Company

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Paul G. Leiman and wife, Andrea Leiman

hereinafter called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being that certain condominium apartment unit in Davidson County, Tennessee, and being known as **Unit No. 3309** on the plan of **Golf Club Place Condominiums** {Hillsboro Pike and Golf Club Lane} as of record at **Plat Book 9700, page 293**, as amended, and as described in the Master Deed as of record in Book 10283, page 431, as amended, and as of record in the Register's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being part of the same property conveyed to the grantors herein by deed as of record at **Instrument Number 20041006-0120293** said Register's Office, and the above description corresponds to the description contained in said deed.

This conveyance is subject to: (1) 2005 property taxes which have been prorated according to a separate Tax Proration Agreement between the parties; (2) Master Deed and By-Laws and Exhibits thereto as of record at Book 10283, page 431 as amended at Instrument Number 20040616-0071447 and at Instrument Number 20050105-0001979 and at Instrument Number 20050330-0034571; (3) Charter at Book 10297, page 21; (4) plat as of record at Plat Book 9700, page 293 as amended at Instrument Number 20050330-0034751; (5) Storm Water Detention Agreement at Book 9643, page 877; and (6) Deed of Conveyance of water and sewer lines at Book 10131, page 838, all recording references to said Register's Office.

This is **Improved** property known as: **3309 Golf Club Lane, Nashville, TN 37215**

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, their heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEE, 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 our hands on **May 25, 2005,** to be effective on **May 31, 2005**.

Tate Investments LLC

By: _____

Steven M. Tate, Managing Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is **$212,000.00**.

_____, Affiant
Steven M. Tate

SUBSCRIBED AND SWORN TO BEFORE ME ON **May 25, 2005**.

My Commission Expires: 09-22-2007

_____ Notary Public
Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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 **Steven M. Tate**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Managing Member** {and sole member} of **Tate Investments LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed this Warranty Deed for the purposes therein contained by personally signing the name of Tate Investments LLC, the limited liability company, by Steven M. Tate as said Managing member. WITNESS my hand and official seal at office on **May 25, 2005**.

My Commission Expires: 09-22-2007

_____
Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143