# WARRANTY DEED

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Davidson County DEEDWARR
Recvd: 05/31/05 13:47 2 pgs
Fees:13.00 Taxes:332.63

20050531-0061056

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Rachel Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-26-08

(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 |
|---|---|---|
| **Christopher M. Stutz** | **SunTrust Mortgage, Inc..** | **Map 129-15-A** |
| (NAME) | (NAME) | |
| **21 Vaughns Gap Rd Unit G-116** | **P.O. Box 305110** | **Parcel 116.00 CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | **Nashville, TN 37230-5110** | |
| (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, **ZACHARY SCOTT ROMINE, a single person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER M. STUTZ**, a single person, 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:

Land in Davidson County, Tennessee, being Unit no. 116 of Belle Meade of Highlands Condominiums created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such units.

Being the same property conveyed to Zachary Scott Romine, unmarried, by deed from Ned Stanley Zeiler, of record as Instrument No. 200401150006299, 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 Deeds of record in Book 7091, page 302, said Register's Office; (c) By-Laws contained in Book 7091, page 351, said Register's Office; and (d) Charter of record in Book 7102, page 223, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 21 Vaughns Gap Road Unit G-116, Nashville, TN 37205

(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.

Witness my hand this 23rd day of May, 2005.

Zachary Scott Romine

STATE OF TENNESSEE

COUNTY OF DAVIDOSN

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

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2005.

Commission expires:




Notary Public