WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/05 14:50 2 pgs
Fees:13.00 Taxes:542.05

20050712-0080762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Laura R Melrose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JUN. 30, 2006

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Laura R. Melrose	**Pinnacle National Bank**	**Map 104-2-K**
(NAME)	(NAME)	
3137 Parthenon Avenue No. 7	**211 Commerce Street Suite 300**	**Parcel 7**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37201**	
(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, **Daniel N. Satre**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura R. Melrose,** unmarried, 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. 7, together with the appurtenant interest in the common elements of The Courtyard Condominiums, a horizontal property regime established by Master Deed, of record in Book 7136, page 204, amended in Book 7213, page 126, Register's Office for Davidson county, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel N. Satre, unmarried by deed from Susan Dabney Hadley, unmarried of record in Instrument No. 20050318-0029890, 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); and (b) Master Deed contained in Book 7136, page 204 and Book 7213, page 126, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3137 Parthenon Avenue 7, Nashville, TN 37203
(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 8th day of July, 2005.

Daniel N. Satre

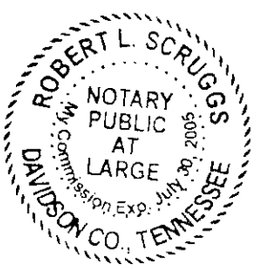
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Daniel N. Satre, 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 8th day of July, 2005.

Commission expires:



Robert L. Scruggs Notary Public