6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/05 15:30 2 pgs
Fees:13.00 Taxes:610.50

20050714-0081990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH DAY OF JULY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STONE STEPS REALTY, INC.	STONE STEPS REALTY, INC	**142-8-A-59CO**
(NAME) **215 PEBBLE BROOK**	(NAME) 2020 FIELDSTONE PKWY/ STE 900-903	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) FRANKLIN, TN 37069	
(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, **AUBREY HIAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STONE STEPS REALTY, INC.**, 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:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE TO WIT:

BEING A PART OF THE CORONADA, A CONDOMINIUM, PHASE II, AS SHOWN ON THE PLAN OF RECORD IN BOOK 4955, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT NUMBER 59 ON SAID PLAN, BEING LOCATED AT 215 PEBBLE BROOK, AS ESTABLISHED IN THE MASTER DEED OF RECORD IN BOOK 4901, PAGE 679, AS AMENDED IN BOOK 5202, PAGE 329 AND BY-LAWS OF RECORD IN BOOK 4901, PAGE 702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO THE CORONADA CONDOMINIUM ASSOCIATION, INC.

BEING THE SAME PROPERTY CONVEYED TO AUBREY HIAM, BY SUBSTITUTE TRUSTEE'S DEED FROM DENISE GRIFFIN, AS SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 20050701-0076087, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **215 PEBBLE BROOK, NASHVILLE, TN 37221**

(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 **6th day of July, 2005.**

AUBREY HIAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **AUBREY HIAM** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **6th day of July, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

