# WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2005

Notary Public:

MY COMMISSION EXPIRES: 8-10-09
(AFFIX SEAL)

HACKER HILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Helen Toomey | Countywide Homeloans | Map 160 |
| 5772 Brentwood Trace | 801 Crescent Centre Dr | Group 14-0-B |
| Brentwood, TN 37027 | Franklin TN 37067 | Parcel 72-CO |

FOR AND IN 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

**Lawrence Taylor Black, Jr., unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Helen Toomey, unmarried and Alice Salerno, married**
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:

BEING Unit No. 5772, on the Plan of 2nd Revision, Brentwood Trace Condominiums, of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 2nd Revision, Brentwood Trace Condominiums, a horizontal property regime established by a Master Deed of record in Book 5524, Page 415, amended in Book 5545, Page 510, said Register's Office.

Being the same property conveyed to Lawrence Taylor Black, Jr., unmarried, by deed from Kelly Meadors, of record in Instrument 20020703-0080609, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 5524, Page 415; Book 5545, Page 510; Book 5524, Page 415; Book 5524, Page 424; Book 5537, Page 988 , said Register's Office.

This conveyance is subject to: (1) 2005 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 5200, Page 261, said Register's Office; (3) Deed of Conveyance to Metro Government of record in Book 6122, Page 419 and Page 424, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 5772 Brentwood Trace, Brentwood, TN 37027

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 30th day of September, 2005.

Lawrence Taylor Black, Jr.

Davidson County DEEDWARR
Recvd: 10/10/05 13:57 2 pgs
Fees:13.00 Taxes:475.45

20051010-0122240

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence Taylor Black, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2005.

My Commission Expires: 01/24/09

Notary Public

