WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/05 14:58 2 pgs
Fees:13.00 Taxes:832.50

20051018-0125730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp 9/20/08 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jason B. Giompoletti	**Suntrust Bank**	**Map 131-3-G**
(NAME) **117 Westover Park Court**	(NAME) 201 4th Av. North 7th Fl	**Parcel 9.00**
(ADDRESS) **Nashville, Tennessee 37215**	(ADDRESS) Nashville, TN 37219	
(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, **MPS Properties, a General Partnership** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason B. Giompoletti, 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 a condominium apartment in Davidson County, Tennessee, being Unit 1, together with an undivided on twelfth (1/12) interest in the Common Elements of Westover Plantation Condominium, a Horizontal Property Regime, established by a Master Deed of record in Book 6380, page 835, as amended in Book 6549, page 344, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 5 on the plan of Westover Plantation of record in Plat Book 6250, page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to MPS Properties, a General Partnership by deed from Dewayne McKinney and Leslie Wayne Peyton of record in Instrument No. 20040827-0103834, Register's Office of 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) all matters appearing on the plan of record in Plat Book 6250, page 122, said Register's Office; (c) Restrictive covenants contained in Book 6380, page 835, amended in Book 6549, page 344 and Book 8622, page 194, said Register's Office; (d) Charter of Homeowners Association record in Book 6716, page 151, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 117 Westover Park Court, Nashville, TN 37215
(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 14th day of October, 2005.

MPS Properties, a General Partnership

By: Dewayne McKinney

Dewayne McKinney, Partner

By: Leslie Wayne Peyton

Leslie Wayne Peyton, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County aforesaid, appeared Dewayne McKinney and Leslie Wayne Peyton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged themselves to be partners of MPS Properties, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2005.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Robert L. Scruggs Notary Public