# WARRANTY DEED

RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 11/04/05 15:23 2 pgs
Fees:13.00 Taxes:310.43

20051104-0134250

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

Joseph Vonno Ladd II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-25-2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tomeka Toles, unmarried | | MAP 135-8A |
| (NAME) | (NAME) | |
| 617 Longhunter Court | New Owner | PARCEL 617 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (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, Joseph Vonno Ladd, II and wife, Melanie R. Ladd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tomeka Toles, 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:

Property in Davidson County, Tennessee, described as Unit No. 617 on the Plan of Tract #19 Site Plan, Nashboro Village Nineteen Condominiums of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee, and more particularly described in Master Deed of record in Book 5333, Page 957; By-Laws of record in Book 5333, Page 999, Declaration of Covenants, and Restrictions of record in Book 4827, Page 14, Supplemental of record in Book 5469, Page 540; and Charter of record in Book 4828, Page 834 and Book 5344, Page 959, Register's Office for Davidson County, Tennessee together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Joseph Vonno Ladd, II by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 200007130069580, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for 2006 and subsequent years and further subject to the Plan of Tract #19 Site Plan, Nashboro Village Nineteen Condominiums of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon; further subject to provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical,

CONTINUED

unimproved ( )
This is improved (X) property, known as 617 Longhunter Court, Nashville, TN 37217
(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 our hand s this 28th day of October, 2005

Joseph Vonno Ladd, II

Melanie R. Ladd

Melanie R. Ladd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Vonno Ladd, II and wife, Melanie R. Ladd

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 28th day of October, 2005.

Commission expires 3-25-2006

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options burdens, assessments and other undertakings contained in the Master Deed of record in Book 5333, Page 957; By-Laws of record in Book 5333, Page 999, Declaration of Covenants, and Restrictions of record in Book 4827, Page 14, Supplemental of record in Book 5469, Page 540; and Charter of record in Book 4828, Page 834 and Book 5344, Page 959, Register's Office for Davidson County, Tennessee; further subject to restrictive covenants of record in Instrument No. 20001031-0108075, Register's Office for Davidson County, Tennessee.