WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/05 14:50 2 pgs
Fees:13.00 Taxes:85.10

20051116-0138672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF NOVEMBER, 2005.

KATHY SNIDER NOTARY PUBLIC DAVIDSON COUNTY TN Exp. 5/28/06

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn Frese	SAME	Map 147-03-A
(NAME)	(NAME)	
2165 South Quartz Court		Parcel 61
(ADDRESS)	(ADDRESS)	
Gilbert, Aruziba 85296		
(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, **HARDING PLACE CONDOMINIUM ASSOCIATION, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVELYN FRESE, TRUSTEE OF THE EVELYN L. FRESE REVOCABLE LIVING TRUST DATED DECEMBER 29, 2002,** 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 D-15 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Plat Book 5200, page 571, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Harding Place Condominium Association, Inc., by Substitute Trustee's Deed of record in Instrument #20041217-0150381, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5200, page 571, said Register's Office; (c) restrictive covenants of record in Book 8946, page 348 and Book 9949, page 106, said Register's Office; and (d) Master Deed and Bylaws of record in Book 6104, page 725 and Instrument #20050815-0096131, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Unit D-15, Nashville, TN 37211

(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 15th day of November, 2005.

Harding Place Condominium Association, Inc.

By: _____
Phillip Barnett, President

By: _____
Martin Patton, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Martin Patton and Phillip Barnett, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be Vice President and President, respectively, of Harding Place Condominium Association, Inc., the within named bargainor, a corporation and that they as such Vice President and President, respectively, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Vice President and President.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2005.

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Commission expires:

_____
Notary Public