Davidson County DEEDWARR
Recvd: 11/18/05 15:56 5 pg
Fees:28.00 Taxes:592.00
20051118-0139878

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2025 Woodmont Blvd, #326 Nashville, TN 37215	Map 117-11-0-J Parcel 326.00 CO	same as new Owner

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Baylor Bone Swindell, formerly known as Baylor M. Bone** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Catherine A. Black, Richard A. Black, and Patricia A. Black (the "Grantees"), their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 2025 Woodmont Blvd., #326, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said Property to Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Richard Ryan Swindell, spouse of Baylor Bone Swindell, joins in this conveyance for the purpose of conveying any marital rights, title, or interest.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 14 day of November, 2005.

GRANTOR:

Baylor Bone Swindell

Baylor Bone Swindell

[redacted]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Baylor Bone Swindell (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 14 day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard Ryan Swindell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the _____ day of November, 2005.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $160,000.00.

Cam Mitchell

Subscribed and sworn to before me, this the 14 day of November, 2005.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 326, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Baylor M. Bone by Warranty Deed from The Garden Partners, a Tennessee General Partnership recorded on 8/4/04 as Instrument Number 20040804-0093472, Register's Office for Davidson County, Tennessee.

* said property was not the marital address of Baylor M. Bone.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2006 and thereafter, not yet due and payable.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Hillmont Condominium of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074 , as amended by instrument(s) of record in Instrument No. 20050404-0036415 and 20050512-0053861; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.