Davidson County DEEDWARR
Recvd: 12/13/05 08:53 2 pgs
Fees:13.00 Taxes:721.50
20051213-0149329

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $195,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 9th day of December, 2005.<br><br>Notary Public<br><br>My Commission Expires: **MY COMMISSION EXPIRES: September 22, 2007** |

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| H. Clifton Simmons III et ux<br>2304 Woodmont Boulevard<br>Nashville, TN 37215 | SAME | 117-11-0-J; 103.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES KURZ, III**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. **CLIFTON SIMMONS III and wife, JOAN P. SIMMONS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 103, together with Garage No. A-6, 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 Charles Kurz, III, by deed from Garden Partners, a Tennessee general partnership, of record as Instrument No. 20040520-0059685, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Mater Deed (and the By-Laws) for The Hillmont Condominiums, of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee.

2. Amendments to the Master Deed of record as Instrument No. 20050404-0036415 and Instrument No. 20050412-00538961, Register's Office for Davidson County, Tennessee.

3. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.

This is improved property known as 2025 Woodmont Boulevard, Unit 103, Nashville, TN 37215

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 9th day of December, 2005.

Charles Kurz III

**CHARLES KURZ, III**

**By:** Sullivan F. Marsden, Atty in fact

**SULLIVAN F. MARSDEN, Attorney in Fact**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES KURZ, III, by and through his attorney in fact, SULLIVAN F. MARSDEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 9th day of December, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: **MY COMMISSION EXPIRES: September 22, 2007**