Davidson County DEEDWARR
Recvd: 12/30/05 12:05 2 pgs
Fees:13.00 Taxes:505.05

20051230-0156859

WARRANTY DEED

BOX 10-A

G-PE-05-6910

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Michelle J. MacGee
Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2005.

Kathy Snider
Notary Public

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

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer C. Tamayo	SAME	
6910 Highland Park Drive (ADDRESS)	(NAME)	143-03A-16.00 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VAN A. PRESTON, F/K/A VAN WANLESS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER C. TAMAYO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A PART OF HARPETH GLEN CONDOMINIUM TRACT AS SHOWN PLAT HERETO OF RECORD IN PLAT BOOK 4460, PAGE 99 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THE PART HEREBY CONVEYED BEING:

UNIT NO. D-6 ON THE SAID ACTION PLAT TOGETHER WITH THE CARPORT DESIGNATED NUMBER D-6, A FAMILY UNIT TYPE NO. 11 AS SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING HORIZONTAL PROPERTY REGIME WITH RESPECT TO HARPETH GLEN CONDOMINIUM, INCLUDING THE PLAN AND THE ADMINISTRATIVE, BY-LAWS THEREUNTO ATTACHED AND EXHIBITED RECORDED IN BOOK 4546, PAGE 658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO VAN WANLESS BY WARRANTY DEED FROM JASON C. GRASS AND WIFE, JOANN G. GRASS, RECORDED ON THE 23RD DAY OF JULY, 2004 IN INSTRUMENT NO. 20040723-0088341, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Van Wanless has since divorced and is now known as Van A. Preston.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantor(s) herein; b) instruments of record in Book 5178, Page 138; Book 4546, Page 670; Book 5583, Page 756; Book 5720, Page 447; Book 7538, Page 346; Book 8017, Page 310; Book 4546, Page 658; Book 4630, Page 504, Book 4775, Page 384; Book 4872, Page 973; and Book 9797, Page 493; said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 6910 Highland Park Drive, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of December, 2005.

Van A. Preston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Van A. Preston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2005.

Kaz E. Arbogast
Notary Public

My Commission Expires:

(SEAL)

KAZ E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903