Davidson County DEEDWARR
Recvd: 02/16/06 13:10 3 pgs
Fees:18.00 Taxes:744.70
20060216-0018945

This instrument prepared by:
, an employee of
**Lehman Land Title, Inc.**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615)371-8999**

File No.: **2120-1059631**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Twenty-fifth day of January, 2006**, by and between **Carl R. Nodine and/or Linda F. Nodine, trustees u/a/d September 25, 2000, of the Nodine Joint Revocable Living Trust and any successors in Trust**, parties of the first part, and **Christine R. Jessey**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 11-B ON THE PLAN OF HARPETH VALLEY OFFICE PARK CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY LAWS, OF RECORD IN INSTR. 200003240029968, AND BY SUPPLEMENT AND AMENDMENT TO THE MASTER DEED OF RECORD IN INSTR. 20001102-0108689, 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 SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF HARPETH VALLEY OFFICE PARK CONDOMINIUMS, AS SHOWN ON EXHIBIT "A" TO THE SUPPLEMENT AND AMENDMENT TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.**

**BEING THE SAME PROPERTY CONVEYED TO CARL R. NODINE AND/OR LINDA F. NODINE, TRUSTEES U/A/D SEPTEMBER 25, 2000, OF THE NODINE JOINT REVOCABLE LIVING TRUST AND ANY SUCCESSORS IN TRUST BY WARRANTY DEED FROM FRENCH RIVER DEVELOPMENT COMPANY, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED THE 7TH DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001107-0110574, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

This conveyance is made subject to:
**(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

Parcel ID # **127-16A-7 CO**

**xx** Improved OR

Unimproved property located at: **904 Harpeth Valley Place, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Carl R. Nodine and/or Linda F. Nodine,
trustees u/a/d September 25, 2000, of the
Nodine Joint Revocable Living Trust and any
successors in Trust

Linda F. Nodine - Trustee

Linda F. Nodine, Trustee

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared ~~**Carl R. Nodine and/or**~~ **Linda F. Nodine, trustees u/a/d September 25, 2000, of the Nodine Joint Revocable Living Trust and any successors in Trust** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-fifth day of January, 2006.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

**********

Owner's Name: **Christine R. Jessey**

and Address: **904 Harpeth Valley Place**
**Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$201,270.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christine R Jessey
Affiant

Subscribed and sworn to before me this **Twenty-fifth day of January, 2006.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public at Large Williamson County, Tennessee