WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/06 10:57 2 pg
Fees:13.00 Taxes:817.70

20060221-0019943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian A. Henson	Brian A. Henson	092 16 0C 409.00
(NAME)	(NAME)	
807 18th Ave. South Condominium 409	807 18th Ave. South Condominium 409	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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 Frederica Grimaldi, a single woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian A. Henson, a single man 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 409, together with, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended at Instrument Nos. 20041216-0149823, 20050504-0050222, as re-recorded at Instrument No. 20060109-0003220, and further amended at Instrument No. 20051123-0142078, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being all of the same property conveyed by Warranty Deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation to Frederica Grimaldi, a single woman as recorded on the 27th day of January, 2006 in Instrument No. 20060127-0010507;

Part of the same property conveyed by Warranty Deed from Harold Shedd, unmarried and Mitchell Shedd, unmarried to 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation as recorded on the 27th day of July, 2004 in Instrument No. 20040727-0089846; Boundary Line Settlement, Quitclaim Deed and Grant of Easements from Charles S. Ryan, an individual to 807 Eighteenth Partners, LLC as recorded on the 20th day of April, 2005 in Instrument No. 20050420-0044082; Warranty Deed from Jerry R. Hubbard and wife, Priscilla Hubbard to Harold Shedd as recorded on the 9th day of December, 1985 in Book 6730, Page 113; Quitclaim Deed from Harold Shedd, a single person to Mitchell Shedd, a single person as recorded on the 31st day of December, 1992 in Book 8828, Page 622; Quitclaim Deed from Harold Shedd, a single person to Mitchell Shedd, a single person as recorded on the 7th day of January, 1993 in Book 8834, Page 809; Quitclaim Deed from Harold Shedd, a single person to Mitchell Shedd, a single person as recorded on the 19th day of December, 1994 in Book 9550, Page 175; Quitclaim Deed from Harold Shedd, a single person to Mitchell Shedd, a single person as recorded on the 22nd day of March, 1995 in Book 9624, Page 915; Quitclaim Deed from Harold Shedd, a single person to Mitchell Shedd, a single person as recorded on the 31st day of December, 1996 in Book 10307, Page 313; Quitclaim Deed from Harold Shedd, a single person to Mitchell Shedd, a single person as recorded on the 21st day of January, 1997 in Book 10324, Page 120; Quitclaim Deed from Harold Shedd, a single person to Mitchell Shedd, a single person as recorded on the 5th day of January, 1999 in Book 11283, Page 689; Quitclaim Deed from Harold Shedd, a single person to Mitchell Shedd, a single person as recorded on the 8th day of January, 1999 in Book 11289, Page 901 and Warranty Deed from Lonnie Melvin Tillis and wife, Julia A. Tillis to James Harold Shedd as recorded in Book 9558, Page 774, in the Register's Office of Davidson County, Tennessee.

Parking Space #26 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 807 18th Ave. South Condominium 409, Nashville, TN 37203

(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 10th day of February, 2006

X _____

Frederica Grimaldi

NOTARY AFFIDAVIT

State of Tennessee, County of Davidson:

On February 10, 2006 before me, the Undersigned, a Notary Public in and for said state, personally appeared

Frederica Grimaldi

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _____

(seal)

Printed name: Andrea Graham

My commission expires: 5.14.08