Return to
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-4921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Garrett Wade
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this

Notary Public

My Commission Expires: 5/24/2008

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/03/06 14:16 2 pgs
Fees:13.00 Taxes:310.80
20060303-0025053

ADDRESS NEW OWNER(S) AS FOLLOWS:
Garrett Wade

810 Bellevue Road 183
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER
XXXXXXXXXX
FIRST NATIONAL BANK OF ARIZONA
P.O. BOX 62768
PHOENIX, AZ 85082-2768

MAP-PARCEL NUMBERS:

142-06-A-183.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis Moore, and Wife, Emily Moore** hereinafter referred to as Grantors, hereby transfers and conveys to **Garrett Wade, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Building No. 23, Unit No. 183, together with Garage No. 1, designated as 183-G, on the Plan of Peppertreee, Creekside Meadows Condominiums, of record in Book 4675, Pages 128, 129, and 130, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Dennis Moore, and Wife, Emily Moore by Warranty Deed from Tammy L. Thomas of record in Instrument No. 199912300308972, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, Pages 128, 129, and 130, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 4834, Page 257, Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and in Book 5259, Page 5, Register's Office for Davidson County, Tennessee.

Charter of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 810 Bellevue Road 183, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of February, 2006.

Dennis Moore

Emily Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dennis Moore and Emily Moore, 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 28th day of February, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

260201073