Davidson County DEEDWARR
Recvd: 03/09/06 09:31 3 pgs
Fees:18.00 Taxes:279.35
20060309-0027391

This Instrument Prepared By:
Marshall L. Hix, Esquire
**HIX & GRAY, PLC**
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

| **Address New Owner** | **Send Tax Bills To:** | **Map & Parcel Nos.:** |
|---|---|---|
| Jermaine Bryant<br>849 Longhunter Court, Nashville, TN 37217 | **SAME** | **Map** 135-08, **Group** A<br>**Parcel No.** 849.00 CO |

## GENERAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William K. McGarry Sharon A. Piper McGarry**, (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Jermaine Bryant, unmarried** (herein referred to as "Grantee"), his heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Unit No. 849 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 80, said Register's Office, to which reference is hereby made for a more complete legal description.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to William K. McGarry (unmarried) by deed from 2154 Trading Corporation, a New York corporation of record in Book 5412, page 849, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William K. McGarry and wife, Sharon A. Piper McGarry by deed from William K. McGarry of record in Book 5486, page 760, said Register's Office.

This instrument is executed of behalf of Sharon A. Piper McGarry by William K. McGarry as her Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Instrument No.

0022099, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2006 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 3rd day of March, 2006.

**GRANTOR:**

William K. McGarry

Sharon A. Piper McGarry by William K. McGarry, her Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is $75,500.00.

AFFIANT

Subscribed and sworn to before me, 3rd day of March, 2006.

NOTARY PUBLIC

My Commission Expires:

9/8/09

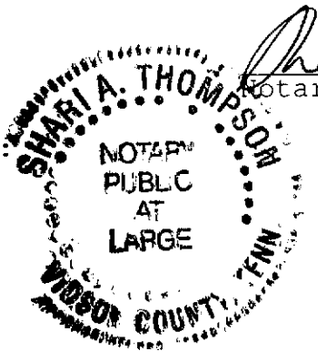
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William K. McGarry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of March, 2006.

Notary Public

My Commission Expires:
3-21-09




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, William K. McGarry, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Sharon A. Piper McGarry, the maker (or a constituent of the maker) and is authorized by Sharon A. Piper McGarry, the maker (or by her constituent, the constituent being authorized by the maker), to execute this instrument on behalf of Sharon A. Piper McGarry, the maker.

Witness my hand and official seal, this the 3rd day of March, 2006.

Notary Public

My Commission Expires:

3-21-09

(SEAL)

