Bk# 29

# WARRANTY DEED

KIMBRA R. ROUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

State of Tennessee
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of March, 2006

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **JAMES M. CLAXTON JONATHAN L. CLAXTON** | new owner | 131-01-0D |
| (NAME) | (NAME) | 117.00CO |
| 5025 Hillsboro Road Unit 15-L | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) | |

Davidson County DEEDWARR
Recvd: 03/30/06 15:57 2 pgs
Fees:13.00 Taxes:427.35

20060330-0036318

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PAUL W. NEAL, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN L. CLAXTON, UNMARRIED AND JAMES M. CLAXTON, MARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 117 also known as Apartment No. 15L, on the Plan of Georgetown Apartments, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 5211, Page 325 as amended in Book 5616, Page 133; Book 6079, Page 516 and Book 10225, Page 413, 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 Georgetown Condominiums as shown on Exhibit "A" 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 PAUL W. NEAL AND BRANDEE L. NUNLEY, BOTH UNMARRIED, by Deed from HENRY T. YU AND WFIE, ANNE S. CHIN-YU, of record in Book 9757, Page 954, Register's Office for Davidson County, Tennessee. Subsequently, Brandee L. Nunley having conveyed her interest to Paul William Neal a/k/a Paul W. Neal by deed of record in Book 11344, Page 643, said Register's Office.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

**MARY ALICE NEAL**, spouse of the above named **PAUL W. NEAL,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BEING unimproved ☐
Improved ☒ property known as: 5025 Hillsboro Road #15-L, ,37221 , .

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 28th day of March, 2006.

**PAUL W. NEAL**

**MARY ALICE NEAL**

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAUL W. NEAL AND WIFE, MARY ALICE NEAL**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of March, 2006.

My Commission Expires: 03/31/07

Notary Public

