File #20060079

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Davidson County DEEDWARR
Recvd: 04/05/06 10:19 2 pgs
Fees:13.00 Taxes:536.50

20060405-0038883

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1745 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Pickett	New Owner	Map 117-11-J
(NAME) 2025 Woodmont Blvd., #341	(NAME)	Parcel 341CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Wayne William Klein and wife, Jennifer Klein, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Steve Pickett, unmarried, hereinafter called the GRANTEE, his 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 No. 341 of the Hillmont 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 of The Hillmont Condominiums of record in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, 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. Said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Wayne William Klein, unmarried by deed from The Garden Partners, a Tennessee general partnership, of record in Instrument No. 20050310-0026879, Register's Office for Davidson County, Tennessee.

Jennifer Klein, Spouse of Wayne William Klein, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to 2006 County Taxes, not yet due and payable, which have been prorated by the parties and assumed by the Grantee; Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the master Deed and by-Laws, for the Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee; Right of Entry Agreement recorded in Book 9921, page 620, and any and all records of public record, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 2025 Woodmont Blvd., #341, Nashville, TN 37215
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 31st day of March, 2006.

Wayne William Klein

Jennifer Klein

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Wayne William Klein and Jennifer Klein, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 31st day of March, 2006.

Notary Public

My Commission expires; 1-20-09

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027