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Davidson County DEEDWARR
Recvd: 04/06/06 13:51 2 pgs
Fees:13.00 Taxes:862.10

20060406-0039827

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant (President, Stone Steps Realty, Inc.

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of April, 2006.

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

My Commission Expires: 12/15/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
BRENDA R. METZ AND HUSBAND, DANNY L. METZ

215 Pebblebrook
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Wells Fargo Bank, N.A.
7445 New Technology Way
Frederick, MD 21703

MAP-PARCEL NUMBERS:

142-8-A-59CO

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, **STONE STEPS REALTY, INC.** hereinafter referred to as Grantors, hereby transfers and conveys to **BRENDA R. METZ AND HUSBAND, DANNY L. METZ,** 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:

Being a part of the Coronada, a Condominium, Phase II, as shown on the Plan of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Unit Number 59 on said plan being located at 215 Pebble Brook, as established in the Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, and By-Laws of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee, establishing a horizontal Property Regime with respect to the Coronada Condominium Association, Inc.

Being the same property conveyed to Stone Steps Realty, Inc. by warranty deed from Aubrey Hiam of record in Instrument # 20050714-0081990, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, said Register's Office.

Subject to By-Laws of record in Book 4901, page 702, said Register's Office.

Subject to all matters as set forth per Plat Book 4955, Page 110, Register's Office of said County.

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 215 Pebblebrook, 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 5th day of April, 2006.

Stone Steps Realty,Inc.

By: _____
Jeff Carneal, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeff Carneal with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Stone Steps Realty, Inc. the within named bargainer, a corporation, and that, he as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand and official seal this 5th day of April, 2006.

_____
Notary Public

My Commission Expires: 12/15/07

HOLLY M. ... NOTARY PUBLIC AT LARGE ... RUTHERFORD COUNTY, TN

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