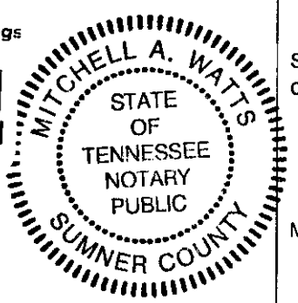
Davidson County DEEDWARR
Recvd: 04/21/06 12:07 2 pgs
Fees:13.00 Taxes:555.00
20060421-0045951




STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Timmy W. Miller | Fifth Third Mortgage Company | 104-06-0-A |
| 3415 West End Avenue #1001 | 5050 Kingsley Drive | GROUP |
| Nashville, Tennessee 37203 | Cincinnati, Ohio 45263 | PARCEL<br>102.00 CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Fifty Thousand Dollars and Zero Cents ( $150,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ralph W. Baugh, Jr., Executor of the Estate of Richard I. Geldreich, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Timmy W. Miller, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 1001 on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, and further amended in Book 6435, page 549, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property to Richard Geldreich, unmarried, by deed dated December 3, 2002, from Mitchell J. Stein, unmarried, of record as Instrument No. 20021205-0149969 in the Register's Office for Davidson County, Tennessee; the said Richard Geldreich having since died testate on September 9, 2005, and by his Last Will and Testament of record as Volume 6198/2151111, File No. 05 P 1910, Probate Court Clerk's Office for Davidson County, Tennessee, directed that any real property be administered as part of his probate estate and subject to the control of his Executor, to wit: Ralph W. Baugh, Jr.

This conveyance is expressly made subject to reservations, easements, covenants, conditions and restrictions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 3415 West End Avenue #1001, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I in my capacity as Executor, but not individually or otherwise, do covenant with the said Grantee that I, as Executor, 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, as Executor, do further covenant and bind myself, my successors and representatives, to warrant

and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons claiming the same from, through or under me, but not further or otherwise.

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 19th day of April, 2006.

Ralph W. Baugh, Jr., Executor of the Estate of
Richard I. Geldreich

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mitchell A. Watts, a Notary Public of the State and County aforesaid, personally appeared Ralph W. Baugh, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Richard I. Geldreich (aka Richard Geldreich) and that he as such Executor executed the foregoing instrument for the purposes therein contained by signing as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

