Davidson County DEEDWARR
Recvd: 05/02/06 14:39 2 pgs
Fees:13.00 Taxes:532.80

20060502-0050572

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THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2006.

Notary Public

My commission expires: 11/22/2008

JOSHUA A. COLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Joshua A. Coles
My Commission Expires
November 22, 2008
STATE OF TENNESSEE

Name and Address of New Owner:

Charles Ryan and Lisa Alice Latimer
604 Barlin Drive
Nashville, TN 37221

Send Tax Bills To:

Street Address of Subject Property:

604 Barlin Drive
Nashville, Tennessee 37221

Map and Parcel:

142-10-B-97 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANNY L. METZ AND WIFE, BRENDA R. METZ,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **CHARLES RYAN LATIMER AND WIFE, LISA ALICE LATIMER,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 97 on the Plan of Belle Pointe, Phase 2, of record in Book 6250, page 440, and Book 6250, page 797, both in the Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Danny L. Metz and Brenda R. Metz, husband and wife, by Warranty Deed from Lynn C. Chavis Damon and husband, Mark Damon, of record in Book 10783, page 292, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville and Davidson County property taxes for 2006, which have been prorated between the parties and assumed by Grantees.

2. All matters shown on the Plan of record in Book 6250, pages 440 and 797, Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions of record in Book 6689, page 772, Book 6702, page 409, Book 6770, page 814, Book 6774, page 774, Book 6819, page 164, Book 6862, page 292, and Book 6959, page 766, and amended By-Laws of record in Book 7409, page 224, Book 9319, page 443 and Instrument No. 20020130-0013252, said Register's Office.

4. Subject to the lien for special assessments as provided for in the Declarations of Covenants, Conditions and Restrictions.

5. Subject to the rights of others in and to the common areas/elements.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantees understand that Grantors are conveying all their right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 28th day of April, 2006.

DANNY L. METZ **BRENDA R. METZ**

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 **DANNY L. METZ AND WIFE, BRENDA R. METZ,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires: 3/2010

STEPHANIE G. SPAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Stephanie G. Spain
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

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