Davidson County DEEDWARR
Recvd: 05/17/06 09:20 2 pgs
Fees:13.00 Taxes:523.55

20060517-0057539

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $141,500.00. Peggy K. Leonard **Affiant** Subscribed and sworn to before me, this 10th day of May, 2006. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Peggy K. Leonard
421 Summit Ridge Place
Nashville, TN 37215

Send Tax Bills To: (KE)
Same as New owner

Map-Parcel Number:
131-05-0B 431.00CO
7DA 92280

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERI M. WORD, NOW BRODERICK,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **PEGGY K. LEONARD**, hereinafter called the Grantee, her 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. 431 on the Plan of Four Seasons, a Condominium Development, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons Condominium, of record in Book 6841, page 349 and at Book 6847, page 122, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheri M. Word by deed from W. Michael Simmons, unmarried, of record as Instrument No. 20031222-0181824, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or her spouse.

John R. Broderick, husband of Sheri M. Word Broderick, joins in this instrument to convey, and does hereby convey any interest which he may have in the subject property.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a horizontal property regime of record in Book 6841, page 349 and Book 6847, page 122, Register's Office for Davidson County, Tennessee.

3. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 431 Summit Ridge Place, Nashville, TN 37215.

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, her heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of May, 2006.

Sheri M Word Broderick

Sheri M. Word Broderick

John R. Broderick

John R. Broderick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHERI M WORD BRODERICK**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 10TH day of May, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN R. BRODERICK**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 10TH day of May, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires:

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