Return To:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N14667

Davidson County DEEDWARR
Recvd: 05/19/06 12:40 2 pgs
Fees:13.00 Taxes:437.88

20060519-0059173

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,347.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

File No. G6-0719D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christine R. Asbury, a single woman (NAME)	**American Home Mortgage** (NAME)	109-5-B-505
3535 Bell Road Unit 505 (STREET ADDRESS	538 Broadhollow Rd (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Melville, NY 11747 (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 HEREBYACKNOWLEDGED, WE, **Andrew P. Greeno, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine R. Asbury, a single woman** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 505, on the plan of Williams Bend Townhomes, a private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property regime with Private Elements, of record in Instrument No.200212160154761, First Supplementary of record in Instrument No. 200305290072377, and Second Supplementary of record in Instrument No. 200309300144058, Registers Office for Davidosn County, Tennessee, to which refernce is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20012160154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same thoough copied herein.

Being the same property conveyed to Andrew P. Greeno, an unmarried man , by Deed from 70 South Associates, LLC, dated September 30, 2004, of Record in Instrument No. 20041010118296, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 3535 Bell Road Unit 505, Nashville, TN 37214.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Whenever 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/our hand(s) this 15th day of May, 2006.

Andrew P. Greeno

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 Andrew P. Greeno, an unmarried man, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2006.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND ~~RETURN TO~~:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066