WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/06 14:29 2 pgs
Fees:13.00 Taxes:148.00

20060524-0061131

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Julia Flit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2006.

Bryan D Spicer
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heath Oakcrest, LLC	New Owner	133-14-0-A-052.00 CO
(NAME)	(NAME)	
P.O. Box 680515		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37068		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Julia N. Flit, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heath Oakcrest, LLC, a Tennessee Limited Liability Company**, 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:

BEING UNIT D-3 OF OAKCREST CONDOMINIUMS CREATED UNDER TITLE 64, SECTION 2701 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5884, PAGE 960, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED AND SHOWN ACCORDING TO THE PLAT OF RECORD IN BOOK 5200, PAGE 413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JULIA N. FLIT BY DEED FROM NEIL R. FLIT, OF RECORD IN BOOK 11451, PAGE 320, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AND

BEING THE SAME PROPERTY CONVEYED TO NEIL FLIT AND JULIA FLIT BY DEED FROM CLIFFORD LOUIS HARRISON, OF RECORD IN BOOK 9130, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 413; restrictions of record in Book 5884, page 960 and Book 5860, page 939; Master Deed of record in Book 5884, page 960, Book 9559, page 939 and Instrument No. 20041102-0131823; Charter of record in Book 5860, page 930 and Book 5885, page 939; By-Laws of record in Book 5884, page 996; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 420 Elysian Fields Drive Condominium D-3, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 May, 2006.

Julia N. Flit

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Julia N. Flit, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires: