RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Smith	**BANK OF AMERICA**	**116-3-A-62CO**
(NAME) **4505 Harding Pike 63 W**	(NAME) **900 WEST TRADE STREET**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **CHARLOTTE, NC 38255**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/26/06 11:00 2 pgs
Fees:13.00 Taxes:869.50

20060526-0062216

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, WE, **Merilyn H. Herbert, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Smith, unmarried and Catherine Myer, unmarried as tenants in common with right of survivorship**, 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, as follows:

TRACT I: Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee in Book 4710, Page 901, and as amended in Book 4798, Page 813, said Register's Office; and said premises being more particularly described as follows: Unit labeled 63-W Royal Oaks Tower, 4505 Harding Road, Nashville, Davidson County, Tennessee, of said project as shown on the plan recorded in Book 4460, Page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.97906% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land.

Being the same property conveyed to Merilyn H. Herbert by deed from Ruth S. Hovey of record in Instrument No. 20030106-0002139, Register's Office for Davidson County, Tennessee.

TRACT II: BEING Parking Space 19 of Royal Oaks Tower, 4505 Harding Road, Nashville, Tennessee*

unimproved ☐

This is improved ☒ property, known as **4505 Harding Pike 63 W, Nashville, TN 37205**

(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 24th day of May, 2006.

Merilyn H. Herbert

*37205, a project established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws dated May 22, 1973, and recorded in Book 4710, page 901, R.O.D.C.,TN

BEING the same property conveyed to Merilyn H. Herbert by Quitclaim Deed dated 9/2/2005, from Ruth S. Hovey of record as Instrument No. 20060526-0062215, R.O D.C., TN

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

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 Merilyn H. Herbert, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24TH DAY OF MAY, 2006.

Commission expires: 7/21/07

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007