WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 140,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9th** DAY OF **June, 2006** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/13/06 13:08 2 pgs
Fees:13.00 Taxes:519.85
20060613-0070267

NOTARY PUBLIC
LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires:
SEPTEMBER 30, 2007

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Herndon McElmurray III	**SAME**	**114-11A-6.00CO**
(NAME) **7470 Charlotte Pike, Unit #106**	(NAME)	
(ADDRESS) **Nashville,TN 37209**	(ADDRESS)	
(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, WE, **Hazel D. Coleman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Herndon McElmurray III,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 106 OF WEST HILLS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY LAWS, OF RECORD IN INSTRUMENT NO.: 20001212-0122257, SUPPLEMENT OF RECORD IN INSTRUMENT NO.: 20020125-0010757 AND SUPPLEMENT AND AMENDMENT OF RECORD IN INSTRUMENT NO.: 20020125-0010758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF WEST HILLS CONDOMINIUMS, AS SHOWN ON EXHIBIT "A" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION
AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HAZEL D. COLEMAN, AN UNMARRIED WOMAN BY WARRANTY DEED FROM KARL E. HAURY, JR., MARRIED, RECORDED ON THE 18TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030318-0035913, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7470 Charlotte Pike, Unit #106, Nashville, TN 37209**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **9th** day of **June, 2006**.

Hazel D. Coleman

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Hazel D. Coleman, whom I am personally acquainted and who upon his/her/their oath acknowledged that she executed the foregoing instrument for the purpose therein contained as her free act and deed.

WITNESS my hand and official seal at Brentwood, Tennessee, this 9th day of June, 2006.

NOTARY

MY COMMISSION EXPIRES:

