Davidson County DEEDWARR
Recvd: 06/14/06 10:28 2 pgs
Fees:13.00 Taxes:147.63

20060614-0070640

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN01689

WARRANTY DEED

ERINN A. WILLIAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 12th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Broadrick **1301 Neely's Bend Road, #D-30** **Madison, TN 37115**	**New Owner**	**052-16-0-A-030.00-CO**

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 HEREBY ACKNOWLEDGED, WE,

SB Properties, LP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha S. Broadrick, unmarried

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:

A tract of land lying and situated in Davidson County, Tennessee, and being Apartment Unit No. D-30, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office for a more complete identification and description of such units.

Being the same property conveyed to SB Properties, LP, by Corrective Deed from JDP Properties, LP, dated 5-12-06 in Instrument # 20030707-0092985 & 20060614-0070639, , Register's Office for Davidson County, Tennessee.

Subject to all matters on plat of record in Plat Book 5200, page 200, in the Register's Office for Davidson County, Tennessee.

Subject to all matters on Master Deed & By-Laws of record in Book 5483, page 86, as amended in Instrument # 20020705-0080848 & Instrument # 20040527-0062519, in the Register's Office for Davidson County, Tennessee.

Subject to Rules and Regulations of record in Book 8277, page 314, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of the Homeowner's Association of record in Book 5476, page 765, in the Register's Office for Davidson County, Tennessee.

Subject to a Utility Line Easement of record in Instrument # 20040624-0075203, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **1301 Neely's Bend Road, #D-30, Madison, TN 37115**

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 our hands this 12th day of June, 2006.

Susan R. Bowling, chief manager

SB Properties, LP by Susan R. Bowling, Chief Manager

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 JDP Properties, LP and SB Properties, LP the bargainor(s) with whom I am personally 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 at _____, Tennessee, this 17th day of May, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Susan R. Bowling with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Chief Manager respectively of the SB Properties, LP the within named bargainor, and corporation, and that Susan R. Bowling as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Susan R. Bowling as such Chief Manager and attesting the same by the said Susan R. Bowling as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee this 12th day of June, 2006.

Commission Expires: _____

_____
Notary Public

FRANK MARTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public