Davidson County DEEDWARR
Recvd: 06/23/06 15:09 2 pgs
Fees:13.00 Taxes:481.00

20060623-0075460

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Gregory S. Perrone, Trustee	Gregory S. Perrone, Trustee	130-01-0 A
116 Harding Place C-5	109 Westpark Drive #330	GROUP
Nashville, Tennessee 37205	Brentwood, TN 37027	PARCEL 021.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Thirty Thousand Dollars and Zero Cents ($130,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeremy M. Witt, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Gregory S. Perrone, Trustee, with full power and authority to sell, transfer, convey, exchange and encumber by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, hereinafter called the Grantee, his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit C-5 on the Plan of Belle Meade Terrace Condominiums of record in Plat Book 5200, pages 325 and 328 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5730, page 27 and restated in Book 6015, page 94, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jeremy M. Witt by deed dated June 20, 2002, from Christopher Wallace McClure and Marguerite Wallace McClure of record as Instrument No. 20020625-0076451 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 116 Harding Place C-5, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her successors 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 21st day of June, 2006.

Jeremy M. Witt

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jeremy Witt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY