# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/06 09:21 2 pgs
Fees:13.00 Taxes:185.00
20060626-0075662

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 $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 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-O-A-062.00CO |
| (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, **Nicolas Andrew Baumhardt, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heath Oakcrest, LLC**, 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 certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. E-4 in a Horizontal Property Regime as shown on the condominium site plan of Oakcrest Condominiums, as of record in Plat Book 5200, page 413, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicolas Andrew Baumhardt, a single man by Deed from Victoria T. Mackay and Bruce E. Mackay, wife and husband, of record in Instrument No. 2005 120501 45931, dated November 29, 2005, 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; Master Deed of record in Book 5884, page 960, Book 9559, page 939, Instrument No. 20041102-0131823; By-Laws of record in Book 5884, page 960; HOA Charter of record in Book 5860, page 930; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐
This is improved ☒ property, known as 420 Elysian Fields Rd. Condominium E-4, 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 23rd day of June, 2006.

Nicolas Andrew Baumhardt

By: William S. Carman, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared William S. Carman, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Nicolas Andrew Baumhardt, the within named bargainor, and that William S. Carman, Sr. as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Nicolas Andrew Baumhardt, the within named bargainor by the said William S. Carman, Sr. as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of June, 2006.

Notary Public

My Commission Expires:

