21776

(1) B0436

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 15:27 3 pgs
Fees:18.00 Taxes:662.30
20060714-0085228

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,000.00

Affiant

Subscribed and sworn to me on June 30, 2006.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Brick
My Commission E
May 22, 2010
STATE OF TENNES

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21776SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Asbury Family Trust-Leslie Dowell 5025 Hillsboro Road Unit 2-I Nashville, TN 37215	Same as new owner	131-01-D-9 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sandy B. McDougal, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Asbury Family Trust-Leslie Dowell, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment located in Nashville, Davidson County, Tennessee, being Unit No. 9 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, in the Register's Office for Davidson County, Tennessee, together with an undivided .430% interest in the common elements of 5025 Hillsboro Homeowners' Association as described in Master Deed of record in Book 5211, page 325, et seq., as amended, in said Register's Office. Said Unit is also known as Apartment No. 2-I.

Being the same property conveyed to Sandy B. McDougal, unmarried, by Deed from William E. Conn, married, of record as Instrument No. 20051123-0141932 in said Register's Office, and being the same property described in the deed of record in Book 5235, page 951, in said Register's Office. The above description corrects a scrivenor's error contained in the deeds of record in Book 7150, page 318; Book 8267, page 79, Instrument No. 20050826-0102588 and Instrument No. 20051123-0141932 in said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments, a condominium, of record in Book 5211, page 325, as amended in Book 5616, page 133, and Book 6079, page 516, in the Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 5211, page 345, in said Register's Office.
5. Matters of record in Plat Book 5235, page 941, and Book 5200, page 4, in said Register's Office.
6. Appointment of Successor Trustee on Master Deed of record in Book 10225, page 413, in said Register's Office.
7. Utility Easement of record in Book 7873, page 859, in said Register's Office.
8. HOA Charter of record in Book 5233, page 549, in said Register's Office.
9. Easements to Metropolitan Government of Nashville and Davidson County, Dept. of Water and Sewerage, of record in Book 4308, page 650, in said Register's Office.
10. Easement for sanitary sewers and/or storm drainage of record in Book 4308, page 575, in said Register's Office.
11. Subject to the rights of others in and to the common elements.
12. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

This property is also known as improved property located at 5025 Hillsboro Road, Unit 2-I, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 on June 30, 2006.

Sandy B. McDougal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2006, before me personally appeared Sandy B. McDougal, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 30, 2006.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE