| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON |
|---|---|
| **HARRIS TITLE & ESCROW, LLC**<br>**40 Burton Hills Boulevard**<br>**Suite 150**<br>**Nashville, Tennessee 37215**<br>**615.665.9766**<br>**File # 0607056**<br><br>**Record and Return to:**<br><br>**HARRIS TITLE & ESCROW, LLC**<br>**40 Burton Hills Boulevard**<br>**Suite 150**<br>**Nashville, Tennessee 37215** | The actual consideration or value, whichever is greater, for this transfer is: $146,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 25th day of July, 2006.<br><br>Notary Public<br><br>My commission expires: |

MARY JAYNE MASTERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/27/06 10:55 2 pgs
Fees:13.00 Taxes:540.20

20060727-0090812

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | TAX MAP-PARCEL NUMBERS: |
|---|---|---|
| John E. Benz<br>Noroma C. Benz<br>3831 West End Ave., #4<br>Nashville, TN 37205 | John E. Benz<br>1236 Twelve Stones Crossing<br>Goodlettsville, TN 37072 | Map 103-12-C<br>Parcel 4 CO |

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher M. Hollahan** (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **John E. Benz** and wife, **Noroma C. Benz**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 on Plan of 3831 Condominium, of record in Plat Book 5200, page 302, together with an undivided interest in the common elements of 3831 Condominium, 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 of 3831 Condominium of record in Book 5699, page 857, 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.

Being the same property conveyed to Gracia Hollahan and husband, Patrick J. Hollahan by deed dated January 19, 1989 from Robert B. Rodgers and wife, Eleanor H. Bransford of record in Book 7755, page 980, Register's Office for Davidson County, Tennessee. The said Gracia Hollahan and husband, Patrick J. Hollahan conveyed a one-third (1/3) undivided interest to Christopher M. Hollahan by Quitclaim Deed dated December 31, 1998 of record in Book 11276, page 749, said Register's Office. The said Gracia Hollahan and husband, Patrick J. Hollahan conveyed a one-third (1/3) undivided interest to Christopher M. Hollahan by Quitclaim Deed dated December 31, 1998 of record in Book 11739, page 73, said Register's Office. The said Gracia Hollahan and husband, Patrick J. Hollahan conveyed a one-seventh (1/7) undivided interest to Christopher M. Hollahan by Quitclaim Deed dated December 22, 1990 of record in Instrument No. 200101240007355, said Register's Office. The said Patrick J. Hollahan having died on 12-4-99 leaving a Last Will and Testament, Docket No.: 99P-1940. The said Gracia Hollahan conveyed the remaining four-twenty-firsts (4/21) undivided interest by Quitclaim Deed of record in Instrument No. 200204250051229, said Register's Office.

This conveyance is made subject to:

1. Taxes for 2006, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of 3831 Condominium of record in Plat Book 5200, page 302, Register's Office of Davidson County, Tennessee.
3. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
4. All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 3831 Condominium of record in Book 5699, page 857, Register's Office of Davidson County Tennessee.
5. By-Laws of 3831Condominium Association of record in Book 5699, page 874, Register's Office of Davidson County Tennessee.
6. Charter of 3831 Condominium Association of record in Book 5699, page 883, Register's Office of Davidson County Tennessee.

**This is improved property known as: 3831 West End Ave., #4, Nashville, TN 37205**

**TO HAVE AND TO HOLD** said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself and his successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

**WITNESS THE EXECUTION HEREOF** this 25th day of July, 2006.

Christopher M. Hollahan

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, personally appeared, Christopher M. Hollahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 25th day of July, 2006.

Notary Public

My commission expires:

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007