WARRANTY DEED



My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 08/03/06 13:42 2 pgs
Fees:13.00 Taxes:688.20



20060803-0094861

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of July, 2006

Notary Public

My Commission Expires: 7-21-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
IRA E. PHILLIPS, JR., MARRIED	Regions Bank dba Regions Mgt.	117-03-0-D
(NAME) 247 Hillsboro Place	(NAME) Dept 2520 P.O. Box 2153	247.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) 35287-2520	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DARCY ELIZABETH WALLUS, UNMARRIED and MARTHA WALLUS, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IRA E. PHILLIPS, JR, MARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 247 on the Plan of Hillsboro Station Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 6740, Page 37 and amended in Book 8140, Page 689 and By-Laws of record in Book 6740, Page 45, 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. Reference is hereby made to the Plat of Hillsboro Station Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to DARCY ELIZABETH WALLUS, UNMARRIED AND MARTHA WALLUS, UNMARRIED by Quitclaim Deed from DARCY ELIZABETH WALLUS, AN UNMARRIED PERSON of record in Instrument No. 20051020-0126556, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Station Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **MARTHA WALLUS** pursuant to a Power of Attorney executed by same on the 31st day of July, 2006, and being filed for record in Instrument No. 20060803.0094860 and being recorded simultaneously herewith.

PROPERTY is not now nor ever has been principal place of residence.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BEING unimproved ☐
Improved ☒ property known as: 247 Hillsboro Place, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 31st day of July, 2006.

DARCY ELIZABETH WALLUS

MARTHA WALLUS

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 **DARCY ELIZABETH WALLUS, UNMARRIED and MARTHA WALLUS, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2006.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.