FILE NO. SP44816 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/06 13:22 2 pgs
Fees:13.00 Taxes:471.75

20060804-0095827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda K. Hardy	**PrimeTrust Bank**	**MAP 142-07-O-E**
(NAME) **7245 Highway 70 South #103**	(NAME) **P. O. Box 210618**	**PARCEL 103.00CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(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, WE, **James R. Falkiner and wife, Evelyn Falkiner** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda K. Hardy, unmarried,** 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:

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 103 of the Belle Glen Condominiums, 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 for Belle Glen Condominiums of record in Book 11127, page 361 as amended in Book 11156, page 478, Book 11186, page 935 and Book 11210, page 184, Register's Office for Davidson County, Tennessee, including but without limitation the By-Laws of record in Book 11127, page 406, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Plan of Belle Glen Condominiums of record in Book 8250, page 929 and as shown on Exhibit "B" of record in Book 11186, page 935, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Falkiner and wife, Evelyn Falkiner by Warranty Deed from Jennifer S. Jennings of record in Instrument No. 20050617-0069516, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 8250, page 929, said Register's Office; (c) Restrictive covenants and all other matters contained in Master Deed Book 11127, page 361 amended in Books 11156, page 478; Book 11186, page 935 and Book 11210, page 184, said Register's Office; and (d) By-Laws of record in Book 11127, page 406, said Register's Office; and (e) Charter of record in Book 11163, page 12, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7245 Highway 70 South #103, Nashville, TN 37221

(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 our hands this 28th day of July, 2006.

James R. Falkiner by Don Birdwell, AIF
James R. Falkiner
By: Don Birdwell, Attorney in Fact

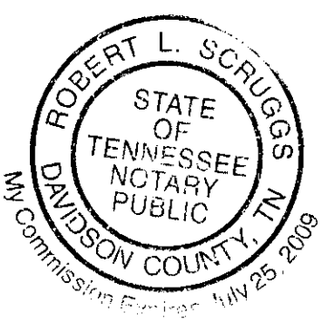
Evelyn Falkiner by Don Birdwell, AIF
Evelyn Falkiner
By: Don Birdwell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Don Birdwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James R. Falkiner and Evelyn Falkiner the within named bargainors, and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of James R. Falkiner and Evelyn Falkiner.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2006.

Commission expires:



Notary Public