WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/06 14:35 2 pgs
Fees:13.00 Taxes:492.10

20060815-0100479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Morgan C. Petek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2006.

Carol L. McArthur
Notary Public

MY COMMISSION EXPIRES: July 20, 2008

AFFIX SEAL

CAROL L. MCARTHUR NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

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
Morgan C. Petek	Bank of America, N.A.	117-3B-145.00 CO
(NAME) 2601 Hillsboro Pike J-3	(NAME) 900 W. Trade Street, Gateway Village	
(ADDRESS) Nashville, TN 37212	3rd Floor (ADDRESS) Charlotte, NC 28255-0001	
(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, **Vanessa England**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morgan C. Petek**, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit J-3 on the Plan of (Revised) The Villager Condominium Apartment of record in Plat Book 5200, page 201, Register's Office for said county, to which plan reference is here made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5434, page 665, corrected in Book 5487, page 967, said Register's Office.

Being the same property conveyed to Vanessa England by deed from Cornelius Brown and wife, Karen Brown, of record in Instrument No. 20060705-0080419, dated June 30, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the Plan of record in Plat Book 5200, page 201; Easement of record in Book 4808, page 424; Master Deed and Bylaws of record in Book 5434, page 665, and corrected in Book 5487, page 967; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2601 Hillsboro Pike J-3, Nashville, TN 37212

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 14th day of August, 2006.

Vanessa England

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vanessa England, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of August, 2006.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008