WARRANTY DEED

FILE BOX 45

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Romero	First Franklin	128-12-A-46.00
(NAME)	(NAME)	
320 Old Hickory Blvd. 909	320 Seven Springs Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(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, John E. Maupin, Jr., a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Romero, an unmarried person, 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 Unit No. 46, Building No. 9 on the Plan of Section 9, Phase 1A, Eagle Ridge at the Reserve 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 and amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 4 to the Master Deed, of record as Instrument No. 20020313-0031652, 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 Eagle Ridge at the Reserve 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 VIRGIL J. MAUPIN, by deed of record as Instrument No. 20050323-0031427, said Register's Office, the said Virgil J. Maupin having since died leaving John E. Maupin, Jr. and Linda B. Mays, as her heirs a law as evidence by an Affidavit of Heirship which is of record as Instrument No. 20060717-0085641, said Register's Office. Linda B. Mays then transferred her interest to John E. Maupin, Jr., in Instrument No. 20060817-0101741, said Register's Office.

This is not the primary residence of the Grantor.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd. 909, 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 my hand this 10th day of August, 2006.

John E. Maupin, Jr. by Richard Manson, Attorney in Fact

Davidson County DEEDWARR
Recvd: 08/17/06 13:52 2 pgs
Fees:13.00 Taxes:847.30

20060817-0101742

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of August, 2006, before me personally appeared Richard Manson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John E. Maupin, Jr., and who acknowledged that he executed same as the free act and deed of said John E. Maupin, Jr., by virtue of that Power of Attorney, duly executed by the said John E. Maupin, Jr., and appearing of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August 2006.

Commission expires:
March 21, 2009

Tiffany R. Addison
Notary Public

