Return to: First Title and Escrow Company, Inc.
File Number 25679 Box9B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/18/06 15:18 2 pgs
Fees:13.00 Taxes:447.70

20060818-0102347

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elena Schiro	SunTrust Mortgage	Map 142-7-A
(NAME)	(NAME)	
122 Westerly Drive	201 4th Avenue N. 7th Flr.	Parcel 122
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, Tennessee 37219	
(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, **MICHAEL B. ERNST, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELENA SCHIRO 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 Unit No. 122, together with the appurtenant interest in the common elements of Willow Pointe, a horizontal property regime, established by Master Deed of record in Book 6772, page 257, as amended in Book 8867, page 283, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to said Master Deed.

Being the same property conveyed to Michael B. Ernst, unmarried, by deed from Kenneth Barry Lee and wife, Katherine S. Lee, of record in Book 9885, page 951, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing Master Deed and Bylaws of record in Book 6772, page 257 and in Book 8867, page 283, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 122 Westerly Drive, Nashville, Tennessee 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 15 day of August, 2006.

Michael B. Ernst

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 Michael B. Ernst, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of August, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Notary Public