Davidson County DEEDWARR
Recvd: 08/21/06 15:05 2 pgs
Fees:13.00 Taxes:175.75

20060821-0103075

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44847 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Ralph Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph R. Simpson	SAME AS NEW OWNER	147-3-B-25
P. O. Box [redacted] 282333		
Nashville, TN, 37228		

FOR AND IN 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/WE,

Holly Hills Apartments, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ralph R. Simpson

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. G-6, on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Units.

BEING part of the same property conveyed to Holly Hills Apartments, LLC, by deed from 1994-N2 Tennessee Associates L.P., a Delaware limited partnership, of record in Book 10868, page 203, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 370 Wallace Road, Unit #G-6, Nashville, TN 37211

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/our hand(s) this 11th day of August, 2006

Holly Hills Apartments, LLC

BY: _____
FRANK F. GHERTNER
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared FRANK F. GHERTNER, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of HOLLY HILLS APARTMENTS, LLC, a Limited Liability Company, the within named bargainor, a corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said FRANK F. GHERTNER, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11TH day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010