Davidson County DEEDWARR
Recvd: 08/31/06 13:23 2 pgs
Fees:13.00 Taxes:514.30

20060831-0107833

# Warranty Deed

Old Republic Title: Owner's Title Number: SV 4251413

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| Carl W. Stanberry **and wife**<br>Brenda N. Stanberry | **New Owners At Same Address** | Map:<br>**103-16-0-C** |
| 4225 Harding Pike, Unit 305 | | Parcel:<br>**305.00-CO** |
| Nashville, TN 37205-2016 | | |

**For and in Consideration** of the sum of $ **139,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Samuel L. Easley, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Carl W. Stanberry and wife, Brenda N. Stanberry

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being that certain condominium apartment known as **Unit No. 305** on the plan of **Wellington Arms Condominiums**, as of record at **Plat Book 5200, page 316** and as established by Master Deed as of record at Book 5721, page 241, as amended, all in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the transfer and conveyance made hereby.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **20060124-0008902**, in said Register's Office, and the above description is the same as appears therein.

**This conveyance is subject to** current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed as of record at Book 5721, page 241, as corrected at Book 5740, page 897 and amended at Instrument Number 20001205-0119242, Charter of record at Book 5833, page 312, the plan of record at Plat Book 5200, page 316, and sewer easement at Book 7692, page 861, all said Register's Office.

This is **IMPROVED** property known as: 4225 Harding Pike, Unit 305, Nashville, TN 37205-2016
{unimproved / improved}

**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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 31st day of August, 2006

Samuel L. Easley

**STATE OF TENNESSEE:**
**COUNTY OF** DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON August 31, 2006

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 09/22/2007

Notary Public : Marbut Glenn Gaston, Jr.

**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

Samuel L. Easley

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on August 31, 2006

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 09/22/2007

Notary Public : Marbut Glenn Gaston, Jr.

*This Instrument Prepared By:*
**Marbut Glenn Gaston, Jr., Attorney at Law**
**2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143**