McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2006.

Notary Public

Expiration of commission.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/04/06 13:40 2 pgs
Fees:13.00 Taxes:414.40

20061004-0123165

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carl G. Taeubner	**New Owner**	**Map 142-4-O-A, Parcel 110-CO**
4655 Pond Creek Rd.		
Pegram, TN 37143-5088		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Mary Fleming Jones-Kantz, unmarried

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

Carl G. Taeubner

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. 110 in a Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Fleming Jones-Kantz, by Quitclaim Deed, from Fred A. Martin, an unmarried person, of record in Instrument No. 20060228-0023164, Dated February 25, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat book 5200, page 167, Register's Office for DAVIDSON County, Tennessee.
Deed to State of Tennessee of record in Book 7957, page 145, Register's Office for Davidson County, Tennessee.
Easement to American Building Company of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utilities of record in Book 8248, page 214, Book 8019, page 126 and Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 5460, page 987 and Book 6551, page 78, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 5438, page 699, Book 9908, page 982 and Instrument No. 20020213-0019280, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 5438, page 742, Book 6082, page 866 and Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common area/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 214 Old Hickory Blvd, Unit 110, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 29th day of September, 2006.

Mary Fleming Jones-Kantz

Mary Fleming Jones-Kantz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Mary Fleming Jones-Kantz , the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES.
JULY 18, 2009

File #: **06697-JM**
RECORD & RETURN TO:

_____

_____

_____