WARRANTY DEED

RETURN TO:
ORRISSIM TITLE ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 10/24/06 13:36 2 pgs
Fees:13.00 Taxes:702.63

20061024-0131776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-24-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edmund A. Hill	Edmund A. Hill	116-3A-51 and 116-3A-17
(NAME) 4505 Harding Road Condominium 51 E	(NAME) 4600 Post Rd.	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37215	
(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, Arthur C. Mader, Executor and Trustee of the Estate of Eleanor F. Morrissey and Testamentary Trust of Eleanor F. Morrissey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edmund A. Hill,* 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:

* Edmund A. Hill and Edmund Austin Hill are one and the same person.

Land in Davidson County, Tennessee, being Unit No. 51E, of Royal Oaks Tower having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, said Register's Office.

Being the same property conveyed to Eleanor F. Morrissey, by deed of record in Book 5865, page 224, said Register's Office, the said Eleanor F. Morrissey having since died. The Will of Eleanor F. Morrissey of record as Instrument No. 6259/2181020, appoints Arthur C. Mader as Executor and as Trustee with power to sale.

This conveyance is subject to the following: 2006 county property taxes; all matters appearing on the Master Deed and Declaration and By-Laws of record in Book 4710, page 901, and as amended in Book 4798, page 813, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4505 Harding Road Condominium 51 E, Nashville, TN 37205

(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 6th day of October, 2006.

Estate of Eleanor F. Morrissey

By: Arthur C. Mader

Arthur C. Mader, Executor and Testamentary Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur C. Mader, Executor and Testamentary Trustee of the Estate of Eleanor F. Morrissey, the within named 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 office, this 6th day of October, 2006.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 28, 2010

Notary Public

My Commission Expires: