WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/06 10:13 2 pgs
Fees:13.00 Taxes:222.00
20061101-0135514

State of Tennessee)
County of Davidson) 06-10-027-J

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of October, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CLINT HIGHAM, SHAUN SILVA AND SHANNON SILVA (NAME)	"NEW OWNERS" (NAME)	117-3-B
3801 Harding Place (ADDRESS)	(ADDRESS)	234.00CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MABEL B. LEE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CLINT HIGHAM, UNMARRIED and SHAUN SILVA AND WIFE, SHANNON SILVA**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit Q-4, in a Horizontal Property Regime as shown on the condominium site plan of The Villager Condominium Apartments, as of record in Plat Book 5200, Page 154 and revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Villager Condominium Apartments, as of record in Plat Book 5200, Page 154 and revised in Book 5200, Page 201, in the Charter of record in Book 5441, Page 815, in Master Deed and By-Laws of record in Book 5434, Page 665, and corrected in Book 5487, Page 967, said Register's Office.

BEING the same property conveyed to MABEL B. LEE, by Deed from FRANK S. BOSLAND AND WIFE, VIVA J. BOSLAND, dated July 21, 1986, of record in Book 6924, Page 145, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

BEING unimproved ☐
Improved ☑ property known as: 117-2601 Hillsboro Road, Nashville, TN, 37212.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 31st day of October, 2006.

Mabel B. Lee

MABEL B. LEE

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 **MABEL B. LEE, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October, 2006.

My Commission Expires: 03/31/07

Notary Public

