03

Resetty Title
Box 48-A

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| **WARRANTY DEED**<br><br>P-06-3880-#90 | STATE OF Tennessee<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00<br>Affiant<br>Subscribed and sworn to before me, this 30th DAY OF October, 2006.<br>Notary Public<br>MY COMMISSION EXPIRES: 7/24/2010<br>(AFFIX SEAL) |

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAIRO<br>Alex Quinones | 1st Trust Bank for Savings | |
| 3880 Priest Lake, #90 (ADDRESS) | P.O. Box 17257 (NAME) | 136-3-B-45CO |
| Nashville, Tennessee 37217 (CITY) (STATE) (ZIP) | Memphis, TN 38187 (ADDRESS) (CITY) (STATE) (ZIP) | |

*Jairo

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN B. HARDY, JR., MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto *ALEX QUINONES, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Townhouse No. 90, Building No. 23, and the garage therewith, on the plan of Priest Lake Park Condominium Townhouse, Phase 2, according to the Master Deed of record in Book 4651, page 412, as amended in Book 4979, page 939, Book 5189, page 671, Book 8115, page 838 and Book 8115, page 849, Register's Office for said County, and more particularly described in Plat Book 4875, page 131, as amended in Book 4675, page 145, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John B. Hardy, Jr., by Deed from May Elizabeth Sneed, unmarried and sister, Martha Jane Sneed, unmarried, dated August 27, 2003, of record in Book 20030905-0130225, page , Register's Office for Davidson County, Tennessee.

Said property has never been the primary residence of the spouse of Jim B. Hardy, Jr.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3880 Priest Lake, #90, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 11/14/06 08:57 2 pgs
Fees:13.00 Taxes:336.70
20061114-0140976

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 30th day of October, 2006.

John B. Hardy, Jr.

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that John B. Hardy, Jr., unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of October, 2006.

Notary Public

My Commission Expires: 2/5/09

(SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800