Davidson County DEEDWARR
Recvd: 12/01/06 12:50 2 pgs
Fees:13.00 Taxes:1646.50
20061201-0148537

Warranty Deed

Old Republic Title: Owner's Title Number: SV-4251414

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
William Maxon Grant	New Owner At Same Address	Map: 130-8-I
2130 Harding Place		Parcel: 003.00-CO
Nashville, TN 37215-4104		

For and in Consideration of the sum of $ 445,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Albert Jackson Dale, IV **and wife,** Tiffany G. Dale

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

William Maxon Grant, a married man

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 unit known as **Unit No. 1B** (Parcel No. 03), together with the attached garage, in **Harding Hall**, a Condominium, a Horizontal Property Regime, as shown on the plan of record at **Instrument Number 20020815-0099045** and as is also descibed in the Master Deed of record at Instrument Number 20020815-0099097, both in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance that is hereby made.
Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20021031-0133321, 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 of Record at Instrument Number 20020815-0099097, as amended at Instrument Number 20030109-0003946, plat that is of record at Instrument Number 20020815-0099045, Stormwater Detention Agreement at Instrument Number 20011205-0133874, and Sewer Easement at Book 4305, page 865, all said Register's Office.

This is **improved** property known as: 2130 Harding Place, Nashville, TN 37215-4104
{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 **30th** day of **November**, 20 **06**

Albert Jackson Dale, IV

Tiffany G. Dale

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

The actual value or consideration, whichever is greater, for this transfer is $ **445,000.00**.

, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **November 30, 2006**.

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**

MY COMMISSION EXPIRES.
JULY 18, 2009

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Albert Jackson Dale, IV **and wife,** Tiffany G. Dale

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 **November 30, 2006**.

My Commission Expires: **09-22-2007**

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

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