Davidson County DEEDWARR
Recvd: 12/20/06 14:54 2 pgs
Fees:13.00 Taxes:329.97

20061220-0156895

WARRANTY DEED

P-06-#121

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,180.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Michael L. Black	Community First Bank & Trust	
810 Bellevue Road #121	(NAME) 9045 Carothers Parkway	142-6-A-121 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CHARLES JASON JONES, AN UNMARRIED MAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL L. BLACK, AN UNMARRIED MAN, 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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BUILDING NO. 6, UNIT NO. 121, AND GARAGE NO(S). 2, ON THE PLAN OF "PEPPERTREE", CREEKSIDE MEADOWS CONDOMINIUMS OF RECORD IN BOOK 4675, PAGE 128 THROUGH 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("RODC") TOGETHER WITH ALL FIXTURES, APPLIANCES, WALLCOVERINGS, CARPETS OR OTHER IMPROVEMENTS THEREIN AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL BEING MORE PARTICULARLY DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 4834, PAGES 257 THROUGH 312, AS AMENDED IN BOOK 4984, PAGE 174, BOOK 5045, PAGE 800, BOOK 5086, PAGE 80 AND BOOK 5259, PAGE 5, RODC, AND THE CHARTER OF CREEKSIDE MEADOWS ASSOCIATION, INC., OF RECORD IN BOOK 4836, PAGE 610, RODC.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DEON M. LEACH TO CHARLES JASON JONES AS RECORDED ON THE 2ND DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060202-0013307 AND QUITCLAIM DEED FROM CHRISTINE GRAGSON TO CHARLES JONES AND DEON LEACH AS RECORDED ON THE 18TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050118-0005820, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 810 Bellevue Road #121, Nashville, Tennessee 37221
(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/our hand(s) this 11th day of December, 2006.

Charles Jason Jones

STATE OF Tennessee

COUNTY OF Davidson

I, _____, a Notary Public of the County and State first above written, do hereby certify that Charles Jason Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of December, 2006.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires

RETURN TO:

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