WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/23/10 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/21/06 13:59 2 pgs
Fees:13.00 Taxes:584.60
20061221-0157523

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. Donovan	New Owner	Map 103-8-B
(NAME)	(NAME)	
509 Sloan Road		Parcel 509
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JOHN AUSTON BRIDGES, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN M. DONOVAN***, 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:

*unmarried,

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 509 of Parklane Condominiums, Phase 2, a plat of which is shown as an Exhibit to the Master Deed and Bylaws of record in Book 7400, page 130 as amended in Book 7376, page 571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Auston Bridges, unmarried, by deed from Eddy Brown, Successor Trustee, of record in Book 7644, page 157, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes and (b) all matters appearing in the Master Deed and Bylaws of record in Book 7400, page 130 and Book 7376, page 571 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 509 Sloan Road, Nashville, Tennessee 37209

(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 8th day of December, 2006.

John Auston Bridges By Kevin D. Montgomery, atty in fact

John Auston Bridges By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2006, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of John Auston Bridges and acknowledged that he executed the same as the free act and deed of John Auston Bridges.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2006.

Commission expires:

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23 2009

Alison L Rutledge
Notary Public