WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/07 09:53 2 pgs
Fees:13.00 Taxes:92.50

20070316-0032102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marla A. Stepan	Marla A. Stepan	Map 147-3-A
(NAME) 408 Carters Glen Drive	(NAME) 408 Carters Glen Drive	Parcel 92
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, **HUGH C. HOWSER, JR., TRUSTEE FOR G & M PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARLA A. STEPAN, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit G4 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et sea., as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 6104, page 725, as amended in Instrument #20050815-0096131 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-l of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, pages 571-572, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Hugh C. Howser, Jr., Trustee for G & M Properties, a Tennessee general partnership, by deed from Harding Manor Associates, a joint venture, of record in Book 6104, page 818, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 5200, pages 571-572, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6104, page 725 and Instrument #20050815-0096131, said Register's Office.

G & M Properties consents to this conveyance by Hugh C. Howser, Jr., Trustee For G & M Properties, a Tennessee General Partnership.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Unit G-4, Nashville, Tennessee 37211
(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 15th day of March, 2007.

G & M PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

BY: Edward W. Graham III Pres.
Edward W. Graham III, Partner

G & M Properties, a Tennessee General Partnership

By: HC Howser Trustee
Hugh C. Howser, Jr., Trustee

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 Hugh C. Howser, Jr., who upon oath, acknowledged himself to be Trustee For G & M Properties, a Tennessee General Partnership, the bargainor, and that he as such Trustee, executed the within instrument for the purposes therein contained by signing the name of the general partnership by himself as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Edward W. Graham, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be a partner of G & M Properties, the within named bargainor, a general partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as partner. Witness my hand and seal this 15th day of March, 2007.

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public