# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 23, 2010

**THIS INSTRUMENT WAS PREPARED BY**
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/20/07 13:42 2 pgs
Fees:13.00 Taxes:566.10
20070320-0033894

20070080

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jack Womack | Jack Womack | Map 082-14, Group A, Parcel 115.00 |
| (NAME) | (NAME) | |
| 742 First Avenue North | 742 First Avenue North | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37201 | Nashville, TN 37201 | |
| (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, WE, Kimberley Michele Niemi and husband Heath J. Niemi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Womack and wife, Judy Womack, 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:

Condominium parcel known as Unit 742, of Riverfront Condominiums, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, as established in the Master Deed establishing a Horizontal Property Regime of record in Instrument Number 20051221-0153160, amended in Instrument Number 20051228-0155671 and Instrument Number 200605128-0058640, together with all amendments thereto in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kimberley Michele Niemi and Heath J. Niemi, wife and husband, by Warranty Deed dated October 6, 2006 from Riverfront Condominiums Partnership, a Tennessee general partnership, of record in Instrument Number 20061010-0125762, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 742 First Avenue North, Nashville, TN 37201

(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 our hands this 15th day of March, 2007.

Kimberley Michele Niemi

Heath J. Niemi by Kimberley Michele Niemi Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberley Michele Niemi, married the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of March, 2007.

Commission expires: 1-16-08

Susan B. Mott State of Tennessee Notary Public Williamson County

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kimberley Michele Niemi, known to me or satisfactorily proven to be the person who executed the foregoing instrument on behalf of Heath J. Niemi, and acknowledged that she execute the same by Power of Attorney, as the free act and deed of said Heath J. Niemi. Witness my hand and Notarial Seal this 15th day of March, 2007.

Notary Public

My Commission Expires: 1-16-08

Susan B. Mott State of Tennessee Notary Public Williamson County

**RETURN TO:**

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027