Bk436

Davidson County DEEDWARR
Recvd: 03/30/07 15:49 2 pgs
Fees:13.00 Taxes:1442.63
20070330-0038502

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $389,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2007.

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires May 15, 2010

Notary Public

My commission expires: _____

STATE OF TENNESSEE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
William Patrick Ortale, IV	New Owner	Map 104-21-B, Parcel 01000-CO
3186 Parthenon Avenue, Unit H		
Nashville, TN 37203		

FOR AND IN 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 ACKNOWLEDGE, WE,

Graymont Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Patrick Ortale, IV and William Patrick Ortale, III, as tenants in common with right of survivorship

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 H, a Horizontal Property Regime, (Private Elements) for Graymont Park of record in Instrument #20050803-0090964, amended in Instrument #20060912-0112893, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Graymont Group, LLC by deed from Teresa Duke Simmons, Trustee of The Austin W. Duke Irrevocable Trust, of record in Instrument #20041015-0124420 and Instrument #20041015-0124421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as 3186 Parthenon Avenue, Unit H, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 29th day of March, 2007.

Graymont Group, LLC

_____

John W. Hays, Member

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared John W. Hays, Member **of** Graymont Group, LLC, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the** Member **of** Graymont Group, LLC, **the within bargainor, and corporation, and that he as such** Member **being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said** John W. Hays **as** Member.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 29th **day of** March, 2007.

Robin S. Edwards
Notary Public

My Commission Expires: 2/26/2011

