WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 87215

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
Mary Lee Nash	Regions Bank d/b/a Regions Mortgage	Map 117-11-J
(NAME) 2025 Woodmont Boulevard Unit 248	(NAME) 2050 Parkway Office Circle	Parcel 2 48
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 35244	
(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, **EUGENE W. MCNEIL AND WIFE, BETTYE O. MCNEIL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY LEE NASH AND HUSBAND, GREGORY E. NASH,** 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 No. 248, together with the appurtenant interest n the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument #20040209-0015685, re-recorded in Instrument #20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed, to which reference is hereby made for a more complete identification of said Unit.

Being the same property conveyed to Eugene W. McNeil and wife, Bettye O. McNeil, by deed dated August 13, 2004 from The Garden Partners of record in Instrument #20040818-0099747, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) easement of record in Book 9921, page 620, said Register's Office; and (c) Master Deed and Bylaws of record in Instrument #20040209-0015685, re-recorded in Instrument #20040212-0017074, amended in Instrument #20050404-0036415 and in Instrument #20050512-0053861 said Register's Office.

Davidson County DEEDWARR
Recvd: 04/03/07 09:59 2 pgs
Fees:13.00 Taxes:588.30

20070403-0039666

unimproved ☐

This is improved ☒ property, known as 2025 Woodmont Boulevard Unit 248, Nashville, TN 37215

(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 30th day of March, 2007.

Eugene W. McNeil

Bettye O. McNeil

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 Eugene W. McNeil and Bettye O. McNeil, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2007.

Commission expires:

JOHN GREGORY HARBEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public