# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/07 09:37 2 pgs
Fees:13.00 Taxes:1110.00
20070521-0060028

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MICHAEL D. BARON | SAME | Map 131-8-A/Parcel 118 Co. |
| (NAME) | (NAME) | |
| 4402 Glendale Square | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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, **ALMAGENE HUGGINS GRAVES, UNMARRIED, formerly known as ALMAGENE J. HUGGINS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D. BARON and wife, NANCY H. BARON,** 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 those certain premises comprising a portion of Glendale Square, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 27th day of December, 1974, of record in Book 4878, page 805, said Register's Office, being more particularly described as follows:

Unit No. 4402 in Glendale Square, a Horizontal Property Regime, located at 4402 Glendale Square Drive in Nashville, Davidson County, Tennessee, as shown on the Plat of Glendale Square, recorded in Book 4860, page 6, said Register's Office, to which reference is here made.

Being the same property conveyed to David I. Huggins and wife, Almagene J. Huggins by deed of record in Book 8654, page 446, Register's Office for Davidson County, Tennessee. The said David I. Huggins having since died on November 10, 1992 property then vested in Almagene J. Huggins as surviving tenant by the entirety. Almagene J. Huggins is now known as Almagene Huggins Graves, unmarried.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 4402 GLENDALE SQUARE, NASHVILLE, TN 37204

(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 17th day of May, 2007.

Almagene Huggins Graves
ALMAGENE HUGGINS GRAVES

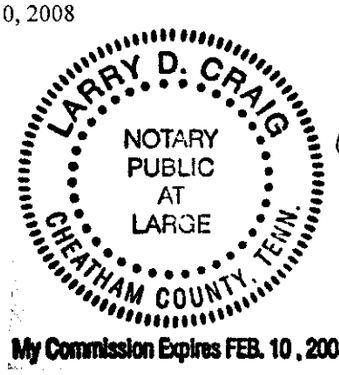
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Almagene Huggins Graves, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2007.

Commission expires: February 10, 2008




Larry D. Craig Notary Public