20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/07 11:12 3 pgs
Fees:18.00 Taxes:370.00

20070803-0092548

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF August 2007

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 8/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hoagey	SAME	MAP 117.03-OB
(NAME)	(NAME)	
2020 Crencor Drive		PARCEL 120.00 CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, George E. Price, Jr. and Suzanne Price, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Hoagey and wife, Janice Hoagey

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. H-9, Parcel 120, in a horizontal property regime which is located on the Plat of Villager Condominium, of record in Book 5200, Page 154, and revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Price, Father, George E. Price, Sr. and brother, George E. Price, Jr. by Warranty Deed dated July 27, 1979, from Andrews Properties, Inc. and Cherokee Properties, Inc., of record in Book 5475, Page 320, Register's Office for Davidson County, Tennessee. The said George E. Price, Sr. having since died in July, 1999, intestate in Davidson County, Tennessee, survived by Halie L. Price (spouse), George E. Price, Jr. (son) and Suzanne Price (daughter), as his only heirs-at-law. And being further conveyed to Halie L. Price, George E. Price, Jr. and Suzanne Price by Quitclaim Deed dated February 13, 2003, from Halie L. Price, George E. Price, Jr. and Suzanne Price, of record by Instrument No. 20030213-0019970 in the Register's Office for Davidson County, Tennessee and by Quitclaim Deed of Correction dated April 11, 2003, of record by Instrument No. 20030423-0053842 in the Register's Office for Davidson County, Tennessee. The said Halie L. Price retained a Life Estate in an undivided one-third interest having since died on October 14, 2002 in Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Rd., Unit H-9, Nashville, TN 37212
(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 hand s this 1st day of August, 2007

George E. Price, Jr.

Suzanne Price

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Ace", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, Page 665, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, Page 708, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of ~~the~~ Grantor. George E. Price, Jr.

GEP

SP

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 George E. Price, Jr. and Suzanne Price, both unmarried

the bargainor s, 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 Goodlettsville, Tennessee, this 1st day of August 2007.

Commission expires 9/22/07

DANIEL W. SCHOOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public