WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/07 10:14 2 pgs
Fees:13.00 Taxes:74.00

20071016-0122501

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Deborah Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2007.

Kelly Bachman
Notary Public

MY COMMISSION EXPIRES: 5/23/2011
(AFFIX SEAL)

KELLY BACHMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Cunningham	Mike Cunningham	147030A09100CO
(NAME) 441 Harding Place Condominium G3	(NAME) 441 Harding Place Condominium G3	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072213

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Hugh C. Howser, Jr., Trustee for G & M Properties, A Tennessee General Partnership**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mike Cunningham, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit C-3, of Harding Place Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1, of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571-572, said Register's Office, for a more complete identification and description of such unit.

BEING all of the same property conveyed to Hugh C. Howser, Jr., Trustee for G & M Properties, a Tennessee General Partnership by Warranty Deed from Harding Manor Associates dated July 1, 1983 and filed of record in Book 6104, Page 808, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Condominium G3, Nashville, TN 37211

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of October, 2007.

G & M Properties, A Tennessee General Partnership

By: HCH, Trustee
Hugh C. Howser, Jr., Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Hugh C. Howser, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the trustee (or other officer authorized to execute the instrument) of G&M Properties, A Tennessee General Partnership, the within named bargainor, a partnership, and that such trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as the trustee (or other authorized officer).

Witness my hand and official seal this 9th day of October, 2007.

My Commission Expires: 5/23/2009

KAY THERESE ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Kay Therese Roush
Notary Public