File #2007496

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Karen B. Rohlfs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2007.

M L Hickernell
Notary Public

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel A. Simons	BANK OF AMERICA, N.A.	MAP 129-15-A
(NAME)	(NAME)	
21 Vaughn Gap Road D-60	P.O. Box 17404	PARCEL 60.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	BALTIMORE, MD 21297-1404	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, **Janet L. Miller, unmarried ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rachel A. Simons, unmarried,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 60 of Belle Meade Highlands Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "A-2" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed.

Being the same property conveyed to Janet L. Miller, an unmarried woman by deed from Rick Z. Barnes and wife, Mary A Khoury-Barnes of record as Instrument No. 20031121-0169866, in the Register's Office for Davidson County, Tennessee, dated October 29, 2003.

This conveyance is subject to the following: By-Laws of record in Book 7091, page 351; Charter for HOA of record in Book 7091, page 368; Sanitary sewers and storm drainage easement of record in Book 4816, page 427 and corrected in Book 4881, page 710; Temporary easement agreement of record in Book 11000, page 273 and all matters shown on the plan of record as Exhibit A-2 of record in Book 7091, page 302, all in the Register's Office for Davidson County, Tennessee

Unimproved ()
This is improved (X) property, known as **21 Vaughn Gap Road D-60, Nashville, TN 37205**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 11/21/07 08:36 2 pgs
Fees:13.00 Taxes:425.50
20071121-0136135

Witness our hands this 15th day of November, 2007.

Janet L. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Janet L. Miller who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2007.

Notary Public

My Commission Expires: My Commission Expires May 24, 2009

(SEAL)

~~Mail After Recording To:~~

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

