398

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/08 14:22 3 pg:
Fees:18.00 Taxes:460.65
20080404-0034487

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th of February, 2008

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
National Transfer Services	same	161-14-0B-227.00CO
(NAME)	(NAME)	
PO Box 239 N. Marchfield, MA		
(ADDRESS)	(ADDRESS)	
N. Marshfield, MA 02059		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 28 day of Feb, 2008 by and between PASHEN D. BLACK, an unmarried woman party of the first part, and National Transfer Services, LLC, a Texas limited liability company, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

See Exhibit "A" attached hereto and made a part of.

Being the same property conveyed to Pashen D. Black, an unmarried woman by Deed from Henry R. Shelton and wife, Diane G. Skelton, of record in Instrument No. 20060901-0108512, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

PASHEN D. BLACK

STATE OF Tn.
COUNTY OF Wm. Son.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PASHEN D. BLACK, 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 at office this 5 day of Sept. 2007.

Commission expires: 6-12-09

Notary Public

STATE OF Tn.
COUNTY OF Wm. Son.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named , 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 at office this 5 day of Sept. 2007.

Commission expires:
6-12-09

Notary Public

File No.: 270801176

EXHIBIT A

A certain condominium apartment in Davidson County, TN, described as Unit No. 227 of Highland Villa, a Condominium, a Horizontal Property Regime, located on Highland Villa Circle, Nashville, TN, as shown on the plat of Highland Villa, Condominium apartments, recorded in Plat Book 6200, page 473 and as Exhibit "B" to the Master Deed of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, and Book 8765, page, 610, said Register's Office, and described in a Master Deed recorded in Book 7278, page 312 as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, and Book 8765, page 610, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments property, co-owners and tenants of Highland Villa, Condominium Apartments contained in the Master Deed recorded in Book 7278, page, 312 as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, and Book 8765, page 610, and By-Laws recorded in Book 7278, page 334 as amended in Book 8090, page 537, Book 8131, page 95, Book 8658, Page 595, Book 9730, pages 265 and 268, Book 9730, page 271, and Instrument No. 20021118-0142476, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

EXHIBIT B

Subject to all matters as set forth per Plat Book 6200, page 473, Register's Office of said County.

Master Deed of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, and Book 8765, page, 610, Book 7278, page 312 as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, and Book 8765, page 610, Register's Office of said County.

By-Laws recorded in Book 7278, page 334 as amended in Book 8090, page 537, Book 8131, page 95, Book 8658, Page 595, Book 9730, pages 265 and 268, Book 9730, page 271, and Instrument No. 20021118-0142476, Register's Office of said County.