Davidson County DEEDWARR
Recvd: 05/16/08 09:04 2 pgs
Fees:13.00 Taxes:2515.63
20080516-0050334

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
CONSTANCE G. BROOKS	same	Map: 131-02-0M
416 VILLAGE HALL PLACE, UNIT 2140		Parcel: 00900CO
NASHVILLE, TENNESSEE 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTOR, having bargained and sold, and by these presents does transfer and convey unto,

CONSTANCE G. BROOKS, A MARRIED WOMAN

hereinafter called the GRANTEE, his heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 2140 of Village Hall, (also known as 416 Village Hall Place, Unit 2140), a Horizontal Property Regime, located at corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650, as amended in Instrument No. 20060601-0064170 Register's Office for Davidson County, Tennessee, and also described in said Master Deed and By-Laws appended thereto, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Village Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050510-0052650, and amended in Instrument No. 20060601-0064170 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Haury and Smith Contractors, Inc. by deeds from Ernest E. Hyne, et. ux; Terry R. Quillen; and Jay Cunningham Treanor of record as Instrument Nos. 20031202-0172943; 20031203-0173879; and 20040226-0021892, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. 2008 taxes, a lien, not yet due and payable.
2. Possible burial vault in northerly portion at a pile of dressed stones.
3. 30-foot by 40-foot Bell South easement on the southeasterly corner of record in Deed Book 11740, page 614, Register's Office for Davidson County, Tennessee.
4. Public drainage and detention easements; drainage easements; and all easement shown on plat shown as Exhibit B to Master Deed in Instrument No. 20050510-0052650.
5. All matters set forth in Master Deed and By-Laws of Village Hall of record in Instrument No. 20050510-0052650, as amended in Instrument No. 20060601-0064170.

6. All matters shown on survey by Gresham, Smith & Partners, John Duffer, Tenn. Reg. No. 1431, dated July 28, 2004.

7. Easement for right of way of Hobbs Road. PEDESTRIAN - PUBLIC ACCESS EASEMENT OF RECORD IN DOCUMENT NO. 20080307-0023084, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 416 Village Hall Place, Unit 2140, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 hands this 9 day of MAY, 2008.

HAURY AND SMITH CONTRACTORS, INC.

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WAYNE MORRISON 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 VICE PRESIDENT of **HAURY AND SMITH CONTRACTORS, INC.**, the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said WAYNE MORRISON as VICE PRESIDENT.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9 day of MAY, 2008.

_____
NOTARY PUBLIC

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 24, 2008

My commission expires: May 24, 2008.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $679,900.00.

_____

Sworn to and subscribed before me this 9 day of MAY, 2008.

_____
NOTARY PUBLIC

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 24, 2008

My commission expires: May 24, 2008.