Davidson County DEEDWARR
Recvd: 09/23/08 10:22 2 pg
Fees:13.00 Taxes:1350.50

20080923-0096732

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

E Prophet
Affiant

Subscribed and sworn to before me, this the 18th day of September, 2008.

Robin S Edwards
Notary Public

My commission expires: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cortland Finnegan	New Owner	104-021-B-00400-CO
9254 Wardley Park Dr.		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Graymont Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cortland Finnegan, 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:

Land in Davidson County, Tennessee, being Unit No. C, as set forth in the Master Deed Declaration of Covenants, Conditions and Restrictions for Graymont Park Homeowners' Association, Inc., A horizontal Property Regime with Private Elements, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20050803-0090964, and amended by Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee, said Unit C also being shown as part of Exhibit "C" to said Master Declaration, as amended.

Being the same property conveyed to Graymont Group, LLC by deed from Teresa Duke Simmons, Trustee of The Austin W. Duke Irrevocable Trust, of record in Instrument No. 20041015-0124420 and of record in Instrument No. 20041015-0124421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as 3186 Parthenon Avenue C, Nashville,TN 37203

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hand(s) this 18th day of September, 2008.

Graymont Group, LLC

John W. Hays, Chief Manager

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared John W. Hays, Chief Manager **of** Graymont Group, LLC, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the** Chief Manager **of** Graymont Group, LLC, **the within bargainor, and corporation, and that he as such** Chief Manager **being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said** John W. Hays **as** Chief Manager.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 18th **day of** September, 2008.

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY