Davidson County DEEDWARR
Recvd: 09/29/08 14:49 2 pgs
Fees:13.00 Taxes:788.10

20080929-0098791

WARRANTY DEED

G-VR-08-0106

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires April 17, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Giles	New Owner	
1000 Warren Street, Unit 106	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		081160C00600 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GREGORY EUGENE POLLARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL GILES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 106, PARK PLACE COURT SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060419-0044909 WITH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT INSTRUMENT NO. 20070420-0047604, AMENDED AT INSTRUMENT NO. 20070427-0050429, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE PROPERTY CONVEYED TO GREGORY EUGENE POLLARD BY QUITCLAIM DEED FROM P2 DEVELOPMENT, RECORDED ON THE 8TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060808-0097480, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN INCLUDING THE PLAT OF RECORD IN INSTRUMENT NO. 20060419-0044909 AND 21/17. RESTRICTIVE COVENANTS IN INSTRUMENT NO. 20070420-0047604 AND 20070427-0050429. HOA CHARTER OF RECORD IN INSTRUMENT NO. 20070430-0051125. CONVEYANCE TO HOA 20070508-0055160. EASEMENT FOR WATER MAIN IN BOOK 1755, PAGE 325 AND STORMWATER DETENTION AGREEMENT IN INSTRUMENT NO. 20060308-0027165.

unimproved ( )
This is improved (X) property, known as 1000 Warren Street, Unit 106, Nashville, Tennessee 37208
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 25th day of September, 2008.

Gregory Eugene Pollard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory Eugene Pollard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903