Davidson County DEEDWARR
Recvd: 02/20/09 08:12 2 pgs
Fees:13.00 Taxes:203.50
20090220-0014712

THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH BY:
HARVILL AND ASSOCIATES, PC
CENTERVILLE, TENNESSEE 37033

Upon Information Furnished By:
The Parties

For and in consideration of the sum of **$42,000.00 DOLLARS, paid by TIM BREECE on the hereinafter property, and $13,000.00 as a GIFT for the love and affection that I have for TIM BREECE, I, MARJORIE BREECE (aka Marjorie B. Breece), a widow, have this day bargained and sold and by these presents do transfer and convey a two-thirds (2/3) undivided interest** unto **TIM BREECE,** his heirs and assigns, the following described tract or parcel of land, lying an being situated in **DAVIDSON** County, Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Unit No. 29 on the plan of 3831 Condominium, of record in Plan Book 5200, page 302, Register's Office for Davidson County, Tennessee, and being shown on the Tax Books as Map and Parcel Numbers 103-12-O-C-029.00CO, to which plan reference is hereby made for a more complete description thereof.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Restrictive Covenants contained in an instrument of record in Book 5699, page 857, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof, also subject to easements, rights and interests 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 building thereon; and also included without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 5699, page 857, Register's Office for Davidson County, Tennessee.

The Plan of record in Plat Book 5200, page 302, Register's Office for Davidson County, Tennessee.

This is improved property known as 3831 West End Avenue #29, Nashville, TN 37205.

Being the same property conveyed to Joe Breece (aka Joe H. Breece) and wife, Marjorie Breece (aka Marjorie B. Breece) by deed of William Bruce Jones, Jr. and wife, Milisa I. Jones dated May 5, 2000 and recorded May 8, 2000 at 8:50 A.M. in Instrument No. 200005080045894, page 1 of 2, Register's Office for Davidson County, Tennessee and passing to Marjorie Breece (aka Marjorie B. Breece) as survivor at the death of Joe Breece (aka Joe H. Breece).

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said **TIM BREECE,** his heirs and assigns, forever.

We covenant that we are truly and lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance and that the same is free and unencumbered.

And we agree and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said real estate unto the said **TIM BREECE,** his heirs and assigns, as against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, We have hereunto set our hands and signatures on this 9 day of February, 2009.

Marjorie Breece
MARJORIE BREECE (aka Marjorie B. Breece)

STATE OF TENNESSEE
COUNTY OF HICKMAN

On this 9 day of February, 2009, before me personally appeared **MARJORIE BREECE (aka Marjorie B. Breece)**, who being duly sworn according to law, proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

My Commission Expires: 11/13/10

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$55,000.00**.

Marjorie Breece
Affiant

Subscribed and sworn to before me on this 9 day of February, 2009.

NOTARY PUBLIC

My Commission Expires: 11/13/10

PERSON RESPONSIBLE FOR TAXES:
TIM BREECE
3831 West End Ave. UNIT #29
Nashville, TN 37205

NAME AND ADDRESS OF NEW OWNER:
Tim Breece
3831 WestEnd Ave., Unit #29
Nashville, TN 37205

SEND DEED TO: Same

The preparer of this instrument did not participate in the closing of this transaction.