(2)

File No. 290400035

WARRANTY DEED

Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

F. Mark Acker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

K THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN
My Commission Expires NOV 8, 2009

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. Mark Acker	NEW OWNER	2005
(NAME)	(NAME)	129.15-OA-081.00-CO
21 Vaughns Gap Rd., F-81		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090025775 DEEDWARR
Recvd: 04/20/09 10:02 2 pgs
Fees:13.00 Taxes:392.20

20090420-0035370

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I , **James A. Meyerhoeffer, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **F. Mark Acker, unmarried**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Certain Condominium Apartment in David County, Tennessee, Being Unit No. 81 on the Plan of Belle Meade Highlands Condominiums, of record in Exhibit A-2 to the Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to James A. Meyerhoeffer by Warranty Deed dated March 14, 2005, filed March 21, 2005, from Steve Grissim and wife Stacy Grissim, of record by Instrument No. 20050321-0030353, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat as listed as Exhibit A-2 of the Master Deed of record in Book 7091, Page 302, and amended in Instrument No. 20080424-0042111 Register's Office of Davidson County, Tennessee.

Amendment to By-Laws as shown of record in Instrument No. 20071025-0126213, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 7102, Page 223, Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage Easement as shown of record in Book 4816, page 427, corrected in Book 4881, Page 710, Register's Office for Davidson County, Tennessee.

Fence Easement as shown of record in Book 11000, Page 273, Register's Office for Davidson County, Tennessee.

Regulatory Agreement for Multi-Family Housing Projects, of record in Book 4550, Page 281, and amended in Book 4881, Page 619, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 21 Vaughns Gap Rd., F-81, Nashville, TN 37205
(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), 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), 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 hands this 15th day of April, 2009.

James A Meyerhoeffer by Georgia Meyerhoeffer
James A. Meyerhoeffer
Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Georgia Meyerhoeffer, with whom I am personally acquainted and who proved herself to be the attorney in fact of James A. Meyerhoeffer and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of April, 2009.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8 ~~2008~~ 2009

File Number: 290400035

RETURN TO:
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064