Davidson County DEEDWARR
Recvd: 05/29/09 13:06 3 pgs
Fees:18.00 Taxes:1387.50
20090529-0049497

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Paul T. Klontz and wife
Marjorie Zugich
2800 27th Avenue South
Nashville, TN 37212

SEND TAX BILL:

New Owner

MAP AND PARCEL:
104-15-0F-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Philip W. Alexander and wife, Kay S. Alexander**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Paul T. Klontz and wife, Marjorie Zugich** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit B, WOODLAWN DRIVE Condominiums, as established under Master Deed of record in Instrument 20021115-0142186, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to PHILIP W. ALEXANDER and wife, KAY S. ALEXANDER, by deed from LON RABY, of record as Instrument No. 20051118-0139857, dated November 18, 2005, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 2800 27th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of May, 2009.

Philip W. Alexander

Kay S. Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Philip W. Alexander and Kay S. Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26th day of May, 2009.

Notary Public

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9/3/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me this 26 day of May, 2009.

NOTARY PUBLIC

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9/3/12

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

