BILL GARRETT, Davidson County
Trans:T20090061364 DEEDWARR
Recvd: 09/08/09 10:08 2 pgs
Fees:13.00 Taxes:471.75
20090908-0083871

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $127,500.00

Jamie Crews
Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and Sworn to before me, this 28th day of August, 2009.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: November 7, 2011

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Pamela P. Willis 21 Vaughns Gap Road, Unit 16 Nashville, TN 37205	Numerica Mortgage 615 Lynnhaven Pkwy Virginia Beach Va 23452	129150A01600CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Garth F. Fails,** married, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Pamela P. Willis**, an unmarried woman, hereinafter called the Grantee(s), 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. 16 on the Plan of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominiums, as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Garth F. Fails by deed from James J. Paulus and wife, Holly H. Paulus of record in Instrument No. 20030826-0123829, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his spouse.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject to Bylaws of record in Instrument No. 20071025-0126213, Register's Office for said County.

Subject to Charter of Belle Meade Highlands of record in 7102, page 223, Register's Office for Davidson, TN.

Subject to covenants, conditions and restrictions as contained in the Master Deed for Belle Meade Highlands condominiums as of record in Book 7091, page 302, and amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee.

This is (x) improved ( ) unimproved property known as 21 Vaughns Gap Road, Unit 16, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 28th day of August, 2009.

Garth F. Fails

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2009.

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY