This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ira L. Gann
214 Old Hickory Blvd., Unit 117
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**142-4**
GROUP	**A**
PARCEL	**117.00co**

BILL GARRETT, Davidson County
Trans:T20100014866 DEEDWARR
Recvd: 03/12/10 13:28 3 pgs
Fees:18.00 Taxes:288.60
20100312-0019110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul D. Hiltz and wife, Shirley A. Hiltz, Michael D. Peters and wife, Marlene M. Peters,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Ira L. Gann and wife, Mary J. Gann**, hereinafter called the GRANTEES, their 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 Davidson County, Tennessee, described as follows, to-wit:

Unit No. 117 in a Horizontal Property Regime located on the plat of Belle Forest of record in Plat Book 5200, page 167, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul D. Hiltz and wife, Shirley A. Hiltz, Michael D. Peters and wife, Marlene M. Peters by deed dated from Mark A. Ferguson and wife, Laura Durham of record in Book 7366, page 851, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **214 Old Hickory Blvd., Unit 117, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 2ND day of **March, 2010.**

Paul D. Hiltz

Shirley A. Hiltz

Michael D. Peters

Marlene M. Peters

STATE OF ILLINOIS
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael D. Peters and Marlene M. Peters**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2ND day of March, 2010.

NOTARY PUBLIC

My Commission Expires:

OFFICIAL SEAL
ALEX A. CUSMA
Notary Public - State of Illinois
My Commission Expires Jul 25, 2013

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul D. Hiltz and Shirley A. Hiltz**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2010.

NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5.8.2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $78,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of March, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY