BILL GARRETT, Davidson County
Trans:T20100015059 DEEDWARR
Recvd: 03/15/10 11:43 2 pgs
Fees:13.00 Taxes:462.50
20100315-0019366

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Gail L. Hignutt** **7241 Hwy. 70 S., # 106** **Nashville, Tennessee 37221**	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: **142070G10600CO**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

HOLLAN M. MEYERS and husband, CHARLES ADAM NICKOLAUS

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

GAIL L. HIGNUTT, unmarried

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 of Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen II Condominiums, of record as Instrument No. 20001211-0121937,and as first amended in Instrument No. 20010123-0006937,Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Hollan M. Meyers by warranty deed from 70 South Associates, LLC of record in Instrument No. 20010607-0059936 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and covenants of record and any and all matters shown on the Master Deed of record in Instrument No. 20001211-0121937 and first amended as Instrument No. 20010123-006937 in the Register's Office for Davidson County, Tennessee.

Charles Adam Nickolaus joins in this conveyance to convey any and all marital interest he possesses in the property.

This is improved property known as **7241 Highway 70 South, #106, 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 GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 11th day of March, 2010.

Hollan M. Meyers
HOLLAN M. MEYERS

Charles Adam Nickolaus
CHARLES ADAM NICKOLAUS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **HOLLAN M. MEYERS and CHARLES ADAM NICKOLAUS ,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 11th day of March, 2010.



Tara Hawley
NOTARY PUBLIC
My Commission Expires: 11-4-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $125,000.00.

Linda Turner Kay
AFFIANT



Sworn to and subscribed to before me this 11th day of March, 2010.

Iva J Binkley
NOTARY PUBLIC

My Commission Expires: 3-9-13