BILL GARRETT, Davidson County
Trans:T20100048634 DEEDWARR
Recvd: 08/06/10 10:49 2 pgs
Fees:13.00 Taxes:3289.30
20100806-0062060

EMILY H. PROPHET NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$889,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2010.

Notary Public

My commission expires: 11.7.2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peter R. Martineau	**NEW OWNERS**	Part of 117-15-0-012
1768A Hillmont Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eugene T. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter R. Martineau and wife, Karen M. Martineau

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of Hillmont Place, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Master Declaration of Covenants, Conditions and Restrictions for Hillmont Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100601-0041788, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hillmont Place, a Horizontal Property Regime with Private Elements, contained in said Master Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20100601-0041788, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Eugene T. Collins, unmarried, by deed from Blake J. Cate, Jr., married, of record in Instrument Number 20091019-0096297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1768A Hillmont Drive, Nashville, TN 37215**

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 hand(s) this 4th day of August, 2010.

Eugene T. Collins

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eugene T. Collins**, unmarried , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **4th** day of **August, 2010.**

Notary Public

My Commission Expires: 11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY