BILL GARRETT, Davidson County
Trans:T20100071852 DEEDWARR
Recvd: 11/12/10 13:34 2 pgs
Fees:13.00 Taxes:998.63
20101112-0090837

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Stacye L. Sims 2029 Lombardy Avenue Nashville TN 37215	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $269,900.00

Affiant

Subscribed and sworn to before me on 11/05/10.

Notary Public

DOLORES E. MCBROOM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05/23/2011

My Commission Expires: 5/23/11

Map & Parcel No.
117 7 J 8 CO

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Leo Redell King Jr. and wife Nancy Jo King, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Stacye L. Sims, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 2029 Lombardy Avenue Nashville TN 37215, County of Davidson:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2029 of the Kingsbridge Condominium a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-122, herein referred to as the Act"), and the provisions of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, page 777, as amended in Book 7458, page 15, Register's Office for Davidson County, Tennessee including without limitation the by-laws appended thereto of record in Book 7105, page 804, as amended in Book 9539, page 564, Register's Office for Davidson County, Tennessee, (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said Unit.

Together with the undivided percentage interest in the common elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to said Master Deed.

Together with allocated Parking Space P-10 which is hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Leo Redell King, Jr., and wife Nancy Jo King by deed from Asenath Buttram dated 1/4/96, filed of record in Book 9910, page 559, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2029 ~~Lombardy~~ Lombardy Ave Nashville TN Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 11/05/10.

Leo Redell King Jr.

Nancy Jo. King

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Leo Redell King Jr. and wife Nancy Jo. King, 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 and official seal at Nashville Tennessee, this the 5th day of November, 2010.

Notary Public

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

My Commission Expires: 5/23/11