Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1054

# WARRANTY DEED

BOOK 11336 PAGE 45

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Van Van Meter and wife, Charlotte K. Van Meter, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jeffrey M. Beemer, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

SEE ATTACHED EXHIBIT "A"

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 2019 Lombardy Avenue, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of February, 1999.

Van Van Meter
VAN VAN METER

Charlotte K. Van Meter
CHARLOTTE K. VAN METER

0547693
IDENTIF. & REFERENCE

99FEB 10 PM 2:27
HAL GARRETT REGISTER
DAVIDSON COUNTY, TN.

02/10 0101 CKCHECK 629.20

State of Tennessee )
County of Davidson )

On this the 8th day of February, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Van Van Meter and Charlotte K. Van Meter the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $166,000.00

Affiant

Sworn and subscribed before me on this the 8th day of February, 1999.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Jeffrey M. Beemer
2019 Lombardy Avenue
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
17-7-J-3CO

Being Unit No. 2019 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; 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 7457, Page 15, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7105, Page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here 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 interests appertaining to said unit pursuant to the Master Deed;

Together with allocated Parking Space No. P-6, 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 Van VanMeter and wife, Charlotte K. Van Meter by Deed from Dominion Development Corporation of record in Book 7646, Page 621, Register's Office, Davidson County, TN.

**RECORDERS MEMO**
EGIBILITY OF WRITING, TYPING OR
RINTING IN THIS DOCUMENT
NSATISFACTORY WHEN RECEIVED

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

**RECEIVED OF** _____

**FOR** _____

BOOK 11336 PAGE 48

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0547693
IDENTIFICATION REFERENCE

99FEB 10 PM 2:27

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 166000.00 |
| CON TX | 614.20 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 629.20 |
| CHECK | 629.20 |

02/10/99 01 14:28 0001 4456

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1423742