14

# WARRANTY DEED

13031-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,425.00

Carol V. Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

## THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CAROL V. HOWELL | AMSOUTH BANK | MAP 105-10A |
| (NAME) | (NAME) | |
| 2020 Beech Avenue, A-11 | 2050 Parkway Office Circle | PARCEL 113.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Birmingham, AL 35244 | 16W-19114 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CABANA, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROL V. HOWELL, UNMARRIED

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-11 of the BeechTree 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 BeechTree Condominiums, of record in Book 11174, Page 284, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, 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 BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, Page 284, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Cabana, LLC, a Tennessee limited liability company, by Deed from Carol Silverman and Martin Silverman, Co-Executors of the Estate of Sam Silverman, Deceased, Calvin, L. Tate, Maxie O. Patton and Sidney Schattan, Co-Executors of the Estate of Emmanuel Schatten, Deceased and Murray A. Lynn and wife, Sonia S. Lynn, of record in Book 11063, Page 453, Register's Office for Davidson County, Tennessee.

CONTINUED ON PAGE TWO



This is improved (X) unimproved ( ) property, known as 2020 Beech Avenue, A-11, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 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 GRANTEES, 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 my hand this 19th day of August 19 99

CABANA, LLC

By: Carl Neuhoff
Carl Neuhoff, Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Carl Neuhoff and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary and _____ respectively of the CABANA, LLC the within named bargainor, and ~~corporation~~ LLC, and that he as such Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC by the said Carl Neuhoff as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the day of August 1999.

My commission expires May 27, 2001 _____

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is made subject to all the provisions as set out in the Master Deed, of record in Book 11174, Page 284, and By-Laws in Book 11174, page 328, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

0017 00/24 0101 03CHECK 193.87

0627981

IDENTIFICATION REFERENCE

99 AUG 24 PM 2:11

REGISTER
DAVIDSON CO., TN.

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 |

0627981

IDENTIFICATION REFERENCE

99 AUG 24 PM 2:11

CAMT 49425.00
MOR TX 182.87
VOID
MOR TX 182.87-
CON TX 182.87
PRFEE 1.00
MREED 8.00
CFEE 2.00
TOTAL 193.87
CHECK 193.87

08/24/99 01 14:11 0001 0017

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

**No.** 1506012