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File Box
243

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/02 14:02 2pgs
Fees:13.00 Taxes:118.40

20020206-0016575

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 2002

Notary Public

MY COMMISSION EXPIRES: November 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Beathard (NAME)	Brian Beathard (NAME)	MAP 103-06-A
246 White Bridge Road, C-7 (ADDRESS)	246 White Bridge Rd., C-7 (ADDRESS)	PARCEL 46 CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (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, Michael D. Himes and Teresa C. Himes

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

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:

Land in Davidson County, Tennessee, being Unit No. F-2 of Dunham's Station Condominium, creating Horizontal Property Regime, under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6697, page 901, Register's Office for said county, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby madeto the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Michael D. Himes and Teresa C. Himes by deed from Two Mile Development Corporation, a Tennessee corporation, of record in Book 6744, Page 573, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject 2002 taxes, prorated and assumed by the Grantee; the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration

CONTINUED

unimproved ( )
This is improved (X) property, known as 246 White Bridge Road, #F-2, Nashville, TN 37209
(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 our hand & this 24th day of January, 2002

Michael D. Himes Michael D Himes
By: Teresa C Himes attorney in fact
Teresa C. Himes, Attorney-in-fact

Teresa C Himes
Teresa C. Himes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~XXXXXXXXXXXXXXXXXXXX~~ Teresa C. Himes

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of January 2002.

Commission expires November 29, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa C. Himes and ~~XXXXXXXXXX~~ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Attorney-in-fact for Michael D. Himes ~~and XXXXXXXXXXXXXXXXXXXX~~ the within named bargainor, ~~and a corporation~~, and that she as such Attorney-in-fact ~~and XXXXXXXXXXXXXXXXXXXX~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ by the said Michael D. Himes Teresa C. Himes as such Attorney-in-fact, ~~and attesting the same by the said XXXXXXXXXXXXXXXXXXXX as such XXXXXXXXXXXXXXXXXXXX~~.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of January 2002.

My commission expires 11/29/03

Notary Public

LEGAL DESCRIPTION CONTINUATION

thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Dunham's Station Condominiums, as of record in the Master Deed of record in Book 6697, Page 901, Exhibit A-2, and Master Deed of record in Book 6697, Page 901, and common area of record in the Master Deed, Exhibit A-1, said Register's Office. Subject to the rights and claims of parties in possesion or to any and all leases not of record.