PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:( KM) Title No: 45085
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/23/03 13:48 2pgs
Fees:13.00 Taxes:340.40
20031023-0156897

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Steve Teepe<br><br>4425 Westlawn Drive<br>Unit #306<br>Nashville, Tennessee 37209 | New Owner |

**TAX MAP-PARCEL NUMBERS:** 103-08-A-033

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$92,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amelia A. Stiles , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steve Teepe , 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. B-306 of Westlawn Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book No. 5200, Pages 20-24 ,Register's Office for said County, tow which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Amelia A. Stiles, unmarried, by deed from Laura E. Bilbrey, unmarried, of record in Instrument No. 20020301-0026092, Register's Office for said County.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 20-24, said Register's Office, which shows an owner's certificate minimum setback line and easements to which plan reference is hereby made for a more complete description thereof; the provisions of the condominium Master Deed and By-Laws contained in instruments of record in Book 5238, page 863, Book 5266, page 22, Book 6748, page 423, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 4425 Westlawn Drive Unit B306, Nashville, Tennessee 37209**

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** this 23rd day of September, 2003.

Amelia A. Stiles

**State of** TENNESSEE
**County of** WILLIAMSON

On this 23rd day of September, 2003 , before me the undersigned authority, ~~personally~~ appeared Amelia A. Stiles , 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.

My Commission Expires: _____ Notary

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**State of** TENNESSEE
**County of** WILLIAMSON

My Commission Expires MAR. 31, 2007

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$00,000.00~~ $92,000.00.

Affiant

Sworn and subscribed before me this the 23rd day of September, 2003

My Commission Expires: _____ Notary Public

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007