WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & D Investment Group, LLC	SAME	Map 103-08, Group A
(NAME)	(NAME)	
2106 Crestmoor Road		Parcel 33.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **STEVE TEEPE**, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **B & D INVESTMENT GROUP, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. B-306 of Westlawn Green Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plat to the Master Deed of record in Book No. 5200, Pages 20-24, Register's Office for said County, to which source reference is hereby made for a more complete detail 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 Steve Teepe by deed from Amelia A. Stiles, dated September 23, 2003, of record in Instrument No. 20031023-0156897, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantor; (b) all matters appearing on the plan of record in Book 5200, pages 20-24, said Register's Office; and (c) Master Deed and ByLaws of record in Book 5238, page 863 and 872, Book 5266, page 22, Book 6748, page 423, Book 7972, page 794, and Instrument No. 20000830-0085678, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4425 Westlawn Drive Unit B-306, 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.

In witness whereof, Kevin D. Montgomery as attorney-in-fact for Steve Teepe (also known as Steven Teepe), pursuant to Power of Attorney recorded in Instrument No. 20041217 - 0150327, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Steve Teepe, this 15th day of December, 2004.

Davidson County DEEDWARR
Recvd: 12/17/04 13:53 2pgs
Fees:13.00 Taxes:386.65
20041217-0150328

Steve Teepe

BY: Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steve Teepe (also known as Steven Teepe), and who acknowledged that he executed the same as the free act and deed of Steve Teepe.

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2004.

Commission expires: 5/23/06

Brenda S. Lane

Notary Public

Brenda S. Lane
NOTARY PUBLIC
State of Tennessee