# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,340.00

Jeffrey A. Teague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/16/05 11:01 2 pgs
Fees:13.00 Taxes:393.46
20050216-0017638

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENN. EXP. 11/24/07

BOX 10-A

**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 |
|---|---|---|
| Jeffrey A. Teague | Countrywide Home Loans, Inc. | Map 129-14-A |
| (NAME) 6666 Brookmont Terrace, Unit 507 | (NAME) 3011 Armory Drive | Parcel 48 |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Nashville, TN 37204 | |
| (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, **SYLVIA J. WEBER, UNMARRIED, AND MARJORIE W. ZAGER AND HUSBAND, ARNOLD ZAGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY A. TEAGUE, 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:

Land in Davidson County, Tennessee, being Apartment No. 507 of Wessex Towers Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, 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 made to the Plan of Wessex Towers Condominium Apartments, of record in Plat Book 5200, page 142, said Register's Office.

Being the same property conveyed to Sylvia J. Weber and Marjorie W. Zager, as tenants in common with right of survivorship, by deed dated March 30, 1984 from Rogers Buntin of record in Book 6265, page 365, said Register's Office. Arnold Zager, husband of Marjorie W. Zager, joins in executing this Deed to convey any interest he may have in said property.

Marjorie Weber Zager is executing this Deed on behalf of Sylvia J. Weber pursuant to Power of Attorney of record in Instrument #20040805-0094295, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, pages 142-143, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5414, page 634, Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 9935, page 486, Book 10705, page 777 and Instrument #20011127-0129399, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6666 Brookmont Terrace, Unit 507, Nashville, TN 37205
(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 hands this 14th day of February, 2005.

Sylvia J. Weber by Marjorie Weber Zager, Attorney in Fact

Marjorie W. Zager

Arnold Zager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie W. Zager and Arnold Zager, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2005.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of February, 2005, before me personally appeared Marjorie Weber Zager, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sylvia J. Weber, and who acknowledged that she executed the same as the free act and deed of Sylvia J. Weber. Witness my hand and seal this 14th day of February, 2005.

Notary Public