WARRANTY DEED



My Commission Expires JULY 29, 2006

Davidson County DEEDWARR
Recvd: 05/03/05 10:52 2 pgs
Fees:13.00 Taxes:284.90

20050503-0049105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

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
Lesli G. Jacobs	New Owner	Map 105-10-0-A
(NAME)	(NAME)	
2020 Beech Avenue, Unit B-8		Parcel 203.00
(ADDRESS)	(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, **SETH NORMAN AND RUTHE B. CREIGHTON, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLI G. JACOBS, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. B-8 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 Master Deed of record in Book 11174, page 284, as amended by First Amendment of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws 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 the Exhibit Map to the first Amendment to the Master Deed of record in Book 11680, page 193, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Ruthe B. Creighton and Seth Norman, Tenants in Common, by deed from Quincy B. Love, unmarried, of record in Instrument #20050131-0010948, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s) and (b) all matters appearing in the Master Deed and Bylaws of record in Book 11174, page 328, Book 11174, page 284 and Book 11680, page 193, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2020 Beech Avenue, Unit B-8, 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 our hands this 29th day of April, 2005.

Seth Norman

Ruthe B. Creighton

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 Seth Norman and Ruthe B. Creighton, the bargainor, 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 29th day of April, 2005.

Commission expires:



Notary Public