WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/23/05 08:14 2 pgs
Fees:13.00 Taxes:1000.85
20050623-0071827

TERASINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2006

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
Peter J. Power, Sr.	SAME	Map 129-08-A
(NAME)	(NAME)	
101 Westminster Place		Parcel 101
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JUDY K. ABROMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER J. POWER, SR. AND WIFE, ANGELA T. POWER,** 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. 101 on the Condominium Site Plan of Westminster Place, which is attached as Exhibit "D" to the Master Deed for Westminster Place of record in Book 7188, page 659, Register's Office for Davidson County, Tennessee, and also being part of Lot No. 2 on the Plan of a Subdivision Plat of a part of Lot 12 of West Meade Farms of record in Book 6250, page 887, amended in Book 6863, page 53, said Register's Office all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Judy K. Abroms by deed from Fox Builders, Inc., of record in Book 8186, page 517, 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 6250, page 887 and Book 6863, page 253, said Register's Office; and (c) Master Deed and Bylaws of record in Book 7188, pages 659 and 682 and Book 7464, page 270, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **101 Westminster Place, 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 my hand this 22 day of June, 2005.

Judy K. Abroms By Nan Speller, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of June, 2005, before me personally appeared Nan Speller, to me known to be the person who executed the foregoing instrument on behalf of Judy K. Abroms and acknowledged that she executed the same as the free act and deed of Judy K. Abroms.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of June, 2005.

Commission expires:

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

(seal)