20841

B0136

Davidson County DEEDWARR
Recvd: 06/28/05 14:08 2 pgs
Fees:13.00 Taxes:1597.57
20050628-0074363

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Valerie Van Eaton	SAME	Map: ~~116x8~~ 113-1-N
131-D Woodmont Blvd.		Parcel: 4
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTOR, having bargained and sold, and by these presents do transfer and convey unto,

VALERIE VAN EATON,unmarried

hereinafter called the GRANTEE, his heirs and assigns, a certain condominium unit in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 2-B and the garage attached thereto, in WOODMONT CLOSE, a Horizontal Property Regime located at 131 Woodmont Blvd., Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20050531-0060897, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodmont Close, Condominium Units, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050531-0060897, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said condominium regime also comprises Lots 1, 2 and 3, Woodmont Close, recorded in Instrument No. 20040618-0072260.

BEING part of the same property conveyed to Haury and Smith Contractors, Inc. by deed from Oscar Tivis Nelson, Jr., of record in Instrument No. 20030902-0126207, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Haury and Smith Construction Co., inc. to Haury and Smith Contractors, Inc., of record in Instrument No. 20050621-0070786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2005 property taxes; the aforesaid Master Deed, By-Laws and plat; and is also subject to the Covenants, Conditions and Restrictions for Woodmont Close as set forth above; easement for sewer and/or storm drainage in Books 3934 page 211 and Book 3946, page 949; and plat in Instrument No. 20040618-0072260, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 2-B Woodmont Close, 131 Woodmont Blvd., Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

WITNESS our hands this 24th day of June, 2005.

HAURY AND SMITH CONTRACTORS, INC.

BY: Randall Toney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RANDALL TONEY with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the Secretary/Treasurer of Haury and Smith Contractors, Inc., the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said RANDALL TONEY as Secretary/Treasurer.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of June, 2005.

Gail Pigg
NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ ~~XXX,XXX.XX~~ 431,775.00

Sworn to and subscribed before me this 24th day of June, 2005

Gail Pigg
NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN