Davidson County DEEDWARR
Recvd: 08/08/05 12:43 2 pgs
Fees:13.00 Taxes:451.40
20050808-0093292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 122,000.00

Evelyn S. Gee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: August 5, 2005.

Sharen L. Clevenger
NOTARY PUBLIC

COMMISSION EXPIRES: 3.22.08

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

**THIS INSTRUMENT PREPARED BY:**

**Grissim Title & Escrow, LLC**

**2309 Crestmoor Rd, Suite 300, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Evelyn S. Gee<br>312 Lake Chateau<br>Hermitage, TN 37076 | **Same as the new Owner** | **MAP 97-8-A/12.2** |

FOR AND IN 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, I/WE, **SUZANNE PORTER BEAUCHAMP, EXECUTRIX FOR THE ESTATE OF EUDORAH M. PORTER, SOLE HEIR SUZANNE PORTER BEAUCHAMP, INDIVIDUAL**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **EVELYN S. GEE, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. W-2, on the Plan of Lake Chateau Condominium, as shown on plat of record in Plat Book 6250, page 607, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Eudorah M. Porter by Deed of record in Book 11143, Page 900, Register's Office for Davidson County, Tennessee. Eudorah M. Porter having died 12/31/03, said property vests in the Estate of Eudorah M. Porter pursuant to her Last Will and Testament probated in the Seventh Circuit Court for Davidson County, TN in case number 04-P67; Suzanne Porter Beauchamp being named Executrix.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:312 Lake Chateau, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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,** this date: AUGUST 5, 2005

THE ESTATE OF EUDORAH M. PORTER

BY: Suzanne Porter Beauchamp
**SUZANNE PORTER BEAUCHAMP, EXECUTRIX**

Suzanne Porter Beauchamp
**SUZANNE PORTER BEAUCHAMP, INDIVIDUAL**

## NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Suzanne Porter Beauchamp with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 5th day of August, 2005.

Sharen L. Clevenger
Notary Public

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Commission Expires: 3.22.08

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STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

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(Executrix Notary Acknowledgement)
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 Suzanne Porter Beauchamp with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself as Executrix of The Estate of Eudorah M. Porter, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 5th day of August, 2005.

Sharen L. Clevenger
Notary Public

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Commission Expires: 3.22.08