WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/05 08:17 2 pgs
Fees:13.00 Taxes:179.45
20050819-0098814

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENNESSEE
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Lona L Beckwith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lona L. Beckwith	SAME	Map 102-07-A/Parcel 27.00 Co
(NAME)	(NAME)	
408 Newton Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I, **Estelle Bonds Angus, an unmarried person, by and through Jewell C. Chadwell, Attorney In Fact,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey A. Vantrease, unmarried and Lona L. Beckwith, unmarried, as Joint Tenants with the Right of Survivorship and not as Tenants in Common,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Apartment Unit No. C-2, of West Meade Condominiums created under Title 66, Chapter 27, Sections 101 et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, 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 plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Estelle Bonds Angus, an unmarried person by deed of record in Instrument No. 20020930-0118549, Register's Office for Davidson County, Tennessee.

Jewell C. Chadwell executes this instrument on behalf of Estelle Bonds Angus pursuant to Durable Power of Attorney of record in Instrument No. 20020708-0081480, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike, #C-2, Nashville, TN 37209

(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 17th day of August, 2005.

Estelle Bonds Angus
Estelle Bonds Angus

By: Jewell C. Chadwell
Jewell C. Chadwell, Attorney In Fact

STATE OF TENNESSEE

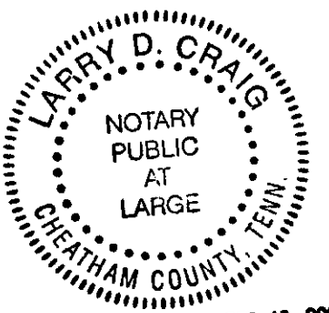
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jewell C. Chadwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Attorney In Fact for Estelle Bonds Angus and is authorized by Estelle Bonds Angus to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2005.

Commission expires: February 10, 2008

Larry D. Craig Notary Public



My Commission Expires FEB. 10, 2008