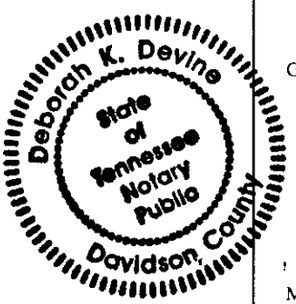
03

Realty Title 48-A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Karen McCalla
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2005.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~. 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grant L Triplett	~~Grant L Triplett~~ COUNTRYWIDE	104-9G-44
(NAME) 144 West End Place	(NAME) ~~144 West End Place~~ P.O. Box 660694	
(ADDRESS) Nashville, TN 37205	(ADDRESS) ~~Nashville, TN 37205~~ DALLAS TX 75266-0694	
(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, Patricia Beck Llhmeyer f/k/a Patricia Jean Beck, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grant L Triplett, 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. 44, located on the 2nd floor of building No. D, Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, as of record in Book 6809, Pages 610-620, along with an undivided interest in the common elements thereto of 1. 96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums as of record in Book 6809, Page 569 and following, as amended in Book 9992, Page 744, Register's Office for said County, to which reference is hereby made for a more further description.

Being the same property conveyed to Patricia Jean Beck, unmarried by Warranty Deed dated January 27, 1999, from Kamie Hefner and husband, Bradley Vaughn, as of record in Deed Book 11318, Page 891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Preston Llhmeyer, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 144 West End 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.

Davidson County DEEDWARR
Recvd: 09/23/05 10:38 2 pgs
Fees:13.00 Taxes:599.40
20050923-0114350

Witness my hand this 21st day of September, 2005.

Patricia Beck Llhmeyer f/k/a Patricia Jean Beck

PRESTON LLHMEYER

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 Patricia Beck Llhmeyer and Preston Llhmeyer, 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 1st day of September, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

