Send tax bill to new owner

New Owner
Raymond E Matthew
2020 Beech Ave #C-11
Nashville, Tenn 37204

WARRANTY DEED

THIS DEED, entered into and between PAUL J. McMINN, Jr. a single man, whose address is 2020 Beech Ave. Apt. C-11, Nashville, Tennessee, party of the first part and Grantor herein, and CORRINE W. MATTHEWS, a single woman, whose address is 2204 9th. Ave. South, Nashville, Tennessee, and RAYMOND E. MATTHEWS, a single man, whose address is 2531 Glenrose Ave. #310, Nashville, Tennessee, as joint tenants with right of survivorship, as parties of the second part and Grantees herein:

WITNESSETH:

That for and in consideration of the sum of $55,000.00 dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the first party does hereby and herein sell, bargain, transfer and convey unto the said second parties, as joint tenants with right of survivorship, his or her heirs and assigns forever, the following tract or parcel of land with the improvements thereon, lying and being situated in Davidson County, Tennessee, and more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-11 of the BeechTree Condominiums, a horizontal property regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, of record in the Register's Office for Davidson County, Tennesse, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, Page 284, said Register's Office, for a more complete identification and description of such Unit.

THIS conveyance is made subject to all the provisions as set out in the Master Deed, of record in Book 11174, Page 284, and By-Laws in Book 11174, page 328, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been reported and assumed by the Grantee(s) herein.

BEING the same property conveyed to PAUL J. McMINN, Jr. from CABANA, LLC, by and through CARL A. NEUHOFF, Jr. Secretary, by deed dated April 30, 1999 and of record in Book 11457, Page 922, Register's Office, Davidson County, Tennessee.

FOR REFERENCE: SEE, Map 105, Parcel 10A-315 Davidson County, Tennessee.

NOTE: The legal description contained herein is the same as the previous deed of record.

TO HAVE AND TO HOLD said parcel of land, together with all of the appurtenances and improvements thereunto belonging to the said second parties, as joint tenants with right of survivorship, his or her heirs and assigns in fee simple forever.

Davidson County DEEDWARR
Recvd: 11/08/05 15:20 2 pgs
Fees:13.00 Taxes:203.50
20051108-0135528

First party hereby covenants with the second parties, his or her heirs and assigns, that he is the owner and lawfully seized and possessed of said real estate, and that the Grantor has a good and perfect right to sell and convey the same, and that the same is unencumbered and free of liens.

Grantor does further covenant and bind his heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, his or her heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the undersigned has signed this deed on the 28th day of AUGUST, 2000.

Paul J. McMinn, Jr.
PAUL J. McMINN, Jr.

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned Notary Public, in and for the state and county aforesaid, duly commissioned and qualified, PAUL J. McMINN, Jr. the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and expressed.

Given under my hand and seal of office, at office, this 28th day of August, 2000.

NOTARY PUBLIC

(SEAL) DAVIDSON COUNTY, TENN. KRIS S. MOORE NOTARY PUBLIC AT LARGE

KRIS S. MOORE
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 23, 2002

My Commission Expires:

THIS INSTRUMENT PREPARED BY:

WARREN & WARREN
Attorneys at Law
Fulton, Kentucky, 42041

By:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 55,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Nov 2005
Deputy Register

STATE OF Tennessee
COUNTY OF Davidson
I, or We, Hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever amount is greater, is $ 55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.
Affiant-Grantee:
Officer Authorized to Administer Oaths:
My Commission Expires:

KRIS S. MOORE
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 23, 2002