WARRANTY DEED

Davidson County DEEDWARR
Rec'd: 11/15/05 10:46 2 pgs
Fees:13.00 Taxes:203.50

20051115-0137876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/08

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Davis	SAME	Map 102-07-A
(NAME) 6680 Charlotte Pike Unit B-5	(NAME)	Parcel 69
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **JACK W. BOONE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL E. DAVIS AND WIFE, NINA L. DAVIS,** 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 Apartment Unit No. B-5 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, as amended in Book 6277, page 653 and in Book 7333, pages 415 and 418, 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 Condominiums of record in Plat Book 5200, page 430, Register's Office for Davidson County, Tennessee, for a more complete description of said Unit.

Being the same property conveyed to Jack W. Boone and Jordan T. Boone as joint tenants with right of survivorship, by Quitclaim deed from Jack W. Boone and Jordan T. Boone, both unmarried, of record in Instrument #20040527-0062368, said Register's Office. Jordan T. Boone, unmarried conveyed his interest in said property to Jack W. Boone by Quitclaim Deed of record in Instrument #20050902-0105432, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5200, page 430, said Register's Office; (c) Master Deed and Bylaws of record in Book 5923, page 704, Book 6277, page 653 and Book 7333, pages 415 and 418, said Register's Office and (d) easement of record in Book 4520, page 836, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike Unit B-5, 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 14th day of November, 2005.

Jack W. Boone By Kevin D. Montgomery,
Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of November, 2005, before me personally appear Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Jack W. Boone and acknowledged that he executed the same as the free act and deed of Jack W. Boone.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2005.

Commission expires:

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public