Davidson County DEEDWARR
Recvd: 03/24/06 14:32 2 pgs
Fees:13.00 Taxes:406.63

20060324-0034066

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEASON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRE-06-214

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Taeubner	Carl Taeubner (NAME)	
214 Old Hickory Blvd., #109	449 Tidball (ADDRESS)	142-4A-109.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Delanson NY 12053 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MONIQUE PROULX AND GUYANNE MCCALL- MAY, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARL TAEUBNER AND WIFE, AUDREY TAEUBNER, A 90% OWNERSHIP,AND LISA L. SMITH, UNMARRIED, A 10% OWNERSHIP, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 109, ON THE PLAN OF BELLE FOREST CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 5200, PAGE 167, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MONIQUE PROULX AND GUYANNE MCCALL-MAY BY WARRANTY DEED FROM MALIA NATION RECORDED JUNE 24, 2005 IN INSTRUMENT NO. 20050624-0072679, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, page 167; Book 5438, page 742; Book 5438, page 699; Book 5460, page 987; Book 5074, page 945; Instrument Number 20020321-0034877; and 20000915-0091869, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 214 Old Hickory Blvd., #109, Nashville, Tennessee 37221
(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 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. 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/our hand(s) this 15th day of March, 2006.

Monique Proulx

Guyanne McCall- May

by Mona McCall ATY- IN FACT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monique Proulx , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mona McCall, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Guyanne McCall-May and acknowledged that he/she executed the same as the free act and deed of the said Monique Proulx and Guyanne McCall- May.

Witness my hand and official seal at
Nashville, TN
on this the 15th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903