07

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/06 14:09 3 pgs
Fees:18.00 Taxes:410.70

20060406-0039841

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$111,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/23/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty G. Willis	**1st Trust Bank for Savings**	**116-13-C-24CO**
(NAME)	(NAME)	
105 Leake Avenue #24	**P.O. Box 17257**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Memphis, TN 38187-0257**	
(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, **Barbara Bowles Berg and Virginia Bowles Karpawich**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Betty G. Willis**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 24 along with parking space No. 40, on the plan of Belle Meade Tower, of record in Book 4175, page 159, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Virginia Bowles and Barbara Bowles Berg, as joint tenants with the rights of survivorship by deed from Catherine W. Cook, a single person of record in Book 8149, page 283 Register's Office for Davidson County, Tennessee. The said Virginia Bowles in now known as Virginia Bowles Karpawich.

This conveyance is subject to the following:
Master Deed and By-Laws of record in Book 4469, page 530; Book 4631, page 407; Book 4631, page 410; Book 4851, page 950; Book 5046, page 828; Instrument No. 200006140059221; Instrument No. 200008030076841; Instrument No. 20030725-0104241 and Instrument No. 20030902-0126376

The Plan of Record in Book 4175, page 159
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **105 Leake Avenue #24, 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.

Witness my hand this 6th day of March, 2006.

Barbara Bowles Berg

STATE OF

COUNTY OF

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

Witness my hand and official seal at Atlanta, Georgia this 6th day of March, 2006

Commission expires:

Notary Public

Witness my hand this 6th day of March, 2006.

Virginia Bowles Karpawich
Virginia Bowles Karpawich

STATE OF FLORIDA
COUNTY OF Dade

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

Witness my hand and official seal at Miami Beach, Florida this 6th day of March, 2006

Commission expires:

KRISTYN J. NAGY
Comm# DD0236680
Expires 10/28/2007
Bonded thru (800)432-4254
Florida Notary Assn., Inc

Notary Public