Box 13 #11285

WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Amanda Durai
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25 09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Durai	New Owner	142-6A-155
(NAME)	(NAME)	
810 Bellevue Road 155		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, John Bontempi and wife, Andrea Bontempi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda Durai, unmarried 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. 155, G on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, page 128-130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Bontempi and wife, Andrea Bontempi, by deed of record in Instrument No. 20050316-0028935, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Andrea Bontmepi by John Bontempi as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060510-0054808, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road 155, Nashville, TN 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 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.

REFERENCE TO GARAGE 155G, WHICH IS ASSIGNED TO UNIT 155, BUILDING 15, ON THE REFERENCED CONDOMINIUM PLAN, WAS ERRONEOUSLY OMITTED FROM THE PRIOR CONVEYENCE OF THIS PROPERTY. SAID GARAGE NEVERTHELESS PASSED TO THE GRANTOR PURSUANT TO THE PROVISION OF AN AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 5086, PAGE 80, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 05/10/06 11:09 2 pgs
Fees:13.00 Taxes:325.60
20060510-0054809

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 26th day of April, 2006.

John Bontempi

Andrea Bontempi by John Bontempi

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Bontempi ~~XXXXXXXXXXXXXXXXXX~~ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this. 4-26-06

Commission expires:

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

State of Tennessee
County of Davidson

On this 26th day of April, 2006, before me personally appeared John Bontempi, the person who executed the foregoing instrument on behalf of Andrea Bontempi and who acknowledged that he executed the same as the free act and deed of the said Andrea Bontempi, through Power of Attorney granted him by the said Andrea Bontempi.

Witnessed my hand and official seal at Nashville, Tennessee this, 4-26-06
Commission expires:

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County