# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/06 08:33 2 pgs
Fees:13.00 Taxes:788.10
**20060605-0065613**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$213,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of May, 2006

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Sam E. Glenn | new owner | 117-02-0-24.00CO |
| 3057 Woodlawn Drive | | |
| Nashville, TN 37205 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas G. Eastwood, Jr., unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sam E. Glenn**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Unit No. 24 on the plan of Condominium Site pf the Clairmont Condominiums, of record in Book 6200, page 551, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Thomas G. Eastwood, Jr., unmarried, by deed from Susan L. Fetner, unmarried, on July 2, 2001, of record in Instrument Number 20010709-0072837, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 117-02-0-0-224.00CO.
- Subject to all matters as shown on the Plan of record in Book 6200, page 551, Register's Office Davidson County, Tennessee.
- Easement of record in Book 4067, page 443, Register's Office for Davidson County, Tennessee.
- Homeowner's Associaition Charter of record in Book 7137, page 826; and Book 7960, page 128; and Book 8168, page 430; and Book 8172, page 28, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7000, page 153; and Book 7370, page 995; and Book 7961, page 410; and Book 8380, page 642, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7096, page 940; and Book 7108, page 98; and Book 8263, page 706, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7096, page 948; and Book 7117, page 70; and Book 7637, page 319; and Book 8108, page 993; and Book 8251, page 180, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3057 Woodlawn Drive, Nashville, TN 37205**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this May 30, 2006.

5/30/06

**Thomas G. Eastwood**

STATE OF FL.
COUNTY OF Orange

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas G. Eastwood, Jr., unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 30, 2006

My commission expires 5/25/2009

Sonja L. Ruiz
Notary Public

SONJA L. RUIZ
Comm# DD0411763
Expires 5/25/2009
Bonded thru (800)432-4254
Florida Notary Assn., Inc