WARRANTY DEED

File Number: 60091

Davidson County DEEDWARR
Recvd: 06/27/06 08:34 2 pgs
Fees:13.00 Taxes:527.25

20060627-0076382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

RACHEL BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne W. Martin	Anne W. Martin	114-11-A-17.00 CO
(NAME)	(NAME)	
7470 Charlotte Pike Condominium 117	7470 Charlotte Pike Condominium 117	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Mark Blair, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne W. Martin, 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 Unit No. 117 of West Hills Condominiums, A Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20001212-0122257, Supplement of record in Instrument No. 20020125-0010757, and Supplement and Amendment of record in Instrument No. 20020125-0010758,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 said Master Deed Reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Mark Blair by deed from Matt Decker, unmarried, dated February 25, 2005, of record in Instrument # 20050302-0023089, Register's Office for Davidson County, Tennessee.

Kory LaVelle executed this instrument on behalf of Mark Blair pursuant to a Power of Attorney of record in Instrument No. 20060627-0076381 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7470 Charlotte Pike Condominium 117, 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 22nd day of June, 2006.

Mark Blair

Mark Blair
By: Kory LaVelle Attorney In Fact
Kory LaVelle, Attorney in Fact

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kory LaVelle with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Mark Blair as his Attorney in Fact as the free act and deed of the within named Mark Blair.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 2006.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

RACHEL L. BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Notary Public