Davidson County DEEDWARR
Recvd: 08/08/06 14:35 2 pgs
Fees:13.00 Taxes:444.00

20060808-0097447

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 28th day of July, 2006.

Notary Public
My commission expires: 7-24-10

07-0607-82883

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matt Hamilton	New Owner	105-10-A-104.00
2020 Beech Ave. A-1		
Nashville TN 37204		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan M. Lillard**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matt Hamilton**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. A-1, on the Plan of Beechtree Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E", of record in Master Deed Book 11174, Page 284, as amended in Book 11680, Page 193, Register's Office for said County, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan M. Lillard by deed from Joan M. Davis, dated 6-25-03, recorded 6-30-03, of record in Instrument No. 20030630-0090235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2020 Beech Ave. A-1, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of July, 2006.

Jonathan M. Lillard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan M. Lillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28th day of July, 2006.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

