Davidson County DEEDWARR
Recvd: 08/10/06 11:16 2 pgs
Fees:13.00 Taxes:323.75
20060810-0098604

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $87,500.00 .

Affiant

Subscribed and sworn to before me this 31st day of July, 2006.

Notary Public
My Commission Expires ~~04/22/09~~ 2/22/2010

06-0444

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonna Beaudry	Community First Bank & Trust	135-08-A
825 Longhunter Court	501 S. James Campbell Blvd.	825.00
Nashville, TN 37217	Columbia, TN 38401	

WARRANTY DEED

For and in 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 **Jennifer M. Ventress, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonna Beaudry** *~~and [illegible]~~, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

*married

Land in Davidson County, Tennessee, being Unit No. 825 of Nashboro Village, Nashboro Nineteen Condominiums, a horizontal property regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 80, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer M. Ventress, unmarried by deed from William T. David, unmarried, dated October 29, 1999, recorded in Book 11724, Page 196, Register's Office for said County.

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

This is improved property located at **825 Longhunter Court, Nashville, TN 37217.**

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 our hands this 31st day of July, 2006.

Jennifer M. Ventress

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 **Jennifer M. Ventress,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of July, 2006.

Notary Public

My Commission Expires: 04/22/09

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Advantage Title & Escrow
3736 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
#

RETURN TO:
11941