03

Realty T.Fe Box 48-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/06 14:13 2 pgs
Fees:13.00 Taxes:806.60

20060901-0108490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Karen Calbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-22-09
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shubhra Sharma	**SWBC MORTGAGE CORP**	
(NAME) 3724 Meadowbrook Avenue	(NAME) **9600 GREAT HILLS TRAIL # 145E**	104-5B-3
(ADDRESS) Nashville, TN 37205	(ADDRESS) **AUSTIN, TX 78759**	
(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, **JEFF C. LOVEJOY AND WIFE, JANA LOVEJOY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHUBHRA SHARMA, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER 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. 3 together with the appurtenant interest in the common elements of Meadowbrook Condominium Association, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6956, Page 13; Book 6970, Page 545 and amended in Book 7099, Page 503, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached Exhibit "C" to the aforementioned Amendment to Master Deed and being located upon Lot No. 1 on the Plan of Meadowbrook of record in Plat Book 6250, Page 817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeff C. Lovejoy, unmarried by deed from J. Paul Bobal, III and wife, Kristie M. Hayes-Bobal, of record in Book 11014, page 979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7099, page 505, said Register's Office; (c) master deed of record in Book 6956, page 13, as amended in Book 6970, page 545 and Book 7099, page 503, said Register's Office; and (d) rights of others in and to the common elements.

Jana Lovejoy joins in this conveyance for the limited purpose of conveying any interest that she may have by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 3724 Meadowbrook Avenue, Nashville, TN 37205
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

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

Witness our hands this 31st day of July, 2006.

Jeff C. Lovejoy 7-31-06

Jana Lovejoy 7-31-06

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 Jeff C. Lovejoy and Jana Lovejoy, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2006.

Commission expires:



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Amy Adams Gowan
Notary Public