Davidson County DEEDWARR
Recvd: 11/29/06 15:14 2 pgs
Fees:13.00 Taxes:405.15

20061129-0147431

(1)

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $109500.00

Affiant

Subscribed and sworn to before me
This 21 day of November 2006

Notary exp: 11-24-09

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:	Send tax bills to:	Map & Parcel:
Steve & Logina Sadler	Same	93-5-2-A/101
222 Polk Ave unit 99		
Nashville Tn 37203		

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Watauga Condominiums, Inc, a Tennessee Corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve Sadler and wife Logina Sadler**, 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 99, WATAUGA CONDOMINIUMS, FORMERLY KNOWN AS POLK MANOR Condominium, as established under Master Deed of record in Instrument 20061025-0132105, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Watauga Condominiums, Inc., a Tennessee corporation by Special Warranty Deed from 139 Partners, a Tennessee general partnership comprised of Aaron White and Hunter Connelly as to an undivided 1/3 interest, and JEM Nashville Properties, LLC, a California limited liability company as to an undivided 2/3 interest, recorded on the 23rd day of October, 2006 in Instrument No. 20061023-0131271; Part of Warranty Deed to 139 Partners, a Tennessee General Partnership comprised of Aaron White and Hunter Connelly as to a 1/3 undivided interest and JEM Nashville Properties, LLC as to a 2/3 undivided interest, from Robert M. Allbritton recorded on the 27th day of July, 2004 in Instrument No. 20040727-0089786, in the Register's Office of Davidson County, Tennessee.

The 2006 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Subject to terms and provisions of the Articles of Incorporation of Watauga Condominiums, Inc, recorded in Instrument No. 20061017-0128710.

Subject to Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertaking, assessments and other provisions contained in or incorporated by reference into the Mater Deed of record in Book 6339, Page 281, as amended in Book 6697, Page 889, as amended in instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee.

Charter of Watauga Condominiums Homeowner's Association, Inc, recorded in Instrument No. 20061005-0123859.

___X___ The property is improved with an address of: **222 Polk Ave Unit 99 Nashville Tn 37203**

_____ The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

In witness whereof, this warranty deed has been executed on this the 21 day of November, 2006.

Watauga Condominiums, Inc., a Tennessee Corporation

By: _____
Hunter Connelly, Secretary

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hunter Connelly , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Secretary of Watauga Condominiums Inc, the within named bargainor, a corporation, and he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Secretary.

Witness my hand and official seal this 21 day of November, 2006

_____
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007