Davidson County DEEDWARR
Recvd: 12/05/06 15:00 2 pgs
Fees:13.00 Taxes:701.15

20061205-0150215

WARRANTY DEED

G-WC-06-403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Ivestor	New Owner (NAME)	
222 Polk Avenue Unit 403		93-5-2-A-116 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WATAUGA CONDOMINIUMS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD IVESTOR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 403, WATAUGA CONDOMINIUMS FORMERLY KNOWN AS POLK MANOR, 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, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20061017-0128710; Book 6339, page 281; Book 6697, page 889; Instrument Number 20061025-0132105; 20061026-0132845; and 20061005-0123859, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 222 Polk Avenue Unit 403, Nashville, Tennessee 37203
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 20th day of November, 2006.

Watauga Condominiums, Inc.

BY: _____
Aaron White, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of November, 2006, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Watauga Condominiums, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of November, 2006.

Notary Public

My Commission Expires:

CARA MONFORT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Comm. Exp. 06, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903