WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/06 11:03 2 pgs
Fees:13.00 Taxes:725.20

20061208-0151941

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 8-19-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elene B. Miller	New Owner	142-7F-4
(NAME)	(NAME)	
7252 Highway 70 S. #204		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(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, Jay M. Dorsey and Adeana Demos, joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elene B. Miller and Seth A. Miller, joint tenants with right of survivorship, 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:

A certain condominium apartment in Davidson County, TN, described as Lot No. 4, Unit No. 204 of Bellevue Commons Townhomes, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, TN, as shown on Exhibit A to the Master Deed, recorded in Instrument No. 20000720-0071772 as re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, said Register's Office, to which reference is hereby made. The easements, restrictive, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Bellevue Commons Townhomes, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20000720-0071722 as re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part of the same as though copied herein.

Being the same property conveyed to Jay M. Dorsey and Adeana Demos, joint tenants with rights of survivorship, by Warranty Deed dated August 11, 2004 of record in Instrument No. 20040813-0098133, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 7252 Highway 70 S #204, Nashville, TN 37221

(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 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 1st day of December, 2006.

Jay M. Dorsey

Adeana Demos

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 Jay M. Dorsey and Adeana Demos, 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 1st day of December, 2006.

Commission expires: 11/14/09

Notary Public

