Davidson County DEEDWARR
Recvd: 06/06/07 09:52 2 pgs
Fees:13.00 Taxes:510.60
20070606-0067523

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 25TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fatin S. Qazait	**Bank of America, N.A.**	**142-7-D-212CO**
(NAME)	(NAME)	
212 Wynbrook Court	**P.O. Box 45140**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Jacksonville, FL 32232-5140**	
(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, **Monty J. VanBeber and wife, Marianne C. Targino VanBeber**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fatin S. Qazait, ~~a married woman,~~** MY MOT 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 212 of Wynbrook Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 7285, page 918, and amended in Book 7507, page 271, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartments' appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Monty J. VanBeber and wife, Marianne C. Targino VanBeber by deed dated May 27, 2003 from Duke Adair Shackelford, an unmarried person of record in Instrument No. 20040219-0019038, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

* unmarried and Jeff P. Wilson, unmarried

unimproved ☐

This is improved ☒ property, known as **212 Wynbrook Court, 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 25th day of May, 2007.

Monty J. VanBeber

Marianne C. Targino-VanBeber

Monty J. VanBeber

Marianne C. Targino VanBeber

STATE OF ~~TENNESSEE~~ Kansas

COUNTY OF ~~DAVIDSON~~ Shawnee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monty S. VanBeber and wife, Marianne C. Targino VanBeber, 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~~ Topeka, Kansas this 24th ~~25~~TH DAY OF MAY, 2007.

Commission expires:

Dorinda Ward

Notary Public

DORINDA DAWN WARD
Notary Public
State of Kansas
My Commission Expires 8-25-2010