This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999
File No.: **3232**

Davidson County DEEDWARR
Recvd: 07/30/07 13:33 2 pgs
Fees:13.00 Taxes:588.30
20070730-0090161

WARRANTY DEED

THIS INDENTURE, made and entered into this **July 19, 2007** ,by and between **LaVerne S. Daniels, Trustee of the LaVerne S. Daniels Revocable Living Trust dated May 9, 1995**, parties of the first part, and **Melanie C. Gordon, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:
A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 302 OF WESSEX TOWERS CONDOMINIUM A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN TO THE MASTER DEED OF RECORD IN BOOK 5200, PAGES 142 AND 143 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM BEULAH NAOMI ROBERTS, UNMARRIED AND VIRGINIA CMA TRAVIS, UNMARRIED TO LAVERNE S. DANIELS TRUSTEE OF THE LAVERNE S. DANIELS LIVING TRUST AS RECORDED ON THE 19TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060919-0115964; QUITCLAIM DEED FROM THE UNIVERSITY OF TENNESSEE TO LAVERNE S. DANIELS TRUSTEE OF THE LAVERNE S. DANIELS LIVING TRUST AS RECORDED ON THE 19TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060919-0115963; QUITCLAIM DEED FROM WADE TRAVIS AND WIFE, VIRGINIA CMA TRAVIS TO BEULAH NAOMI ROBERTS AS RECORDED ON THE 28TH DAY OF MARCH, 1996 IN BOOK 9994, PAGE 850; QUITCLAIM DEED FROM JAMES I. VANCE BERRY AND RICHARD F. WARREN, JR., CO-TRUSTEES OF THE WADE AND MARVINE TRAVIS TRUST TO WADE TRAVIS AND WIFE, VIRGINIA CMA TRAVIS AS RECORDED ON THE 28TH DAY OF MARCH, 1996 IN BOOK 9994, PAGE 847; QUITCLAIM DEED FROM WADE AND MARIAN MARVINE BRATTON TRAVIS TO JAMES I. VANCE BERRY AND RICHARD F. WARREN, JR., TRUSTEES FOR THE WADE AND MARVINE TRAVIS TRUST AS RECORDED ON THE 24TH DAY OF APRIL, 1984 IN BOOK 6277, PAGE 32 AND WARRANTY DEED FROM CENTRAL TENNESSEE INVESTMENT COMPANY, INC. TO WADE TRAVIS AND WIFE, MARIAN MARVINE TRAVIS AS RECORDED ON THE 5TH DAY OF APRIL, 1979 IN BOOK 5416, PAGE 220, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **129140A02600CO**
☒ Improved OR
☐ Unimproved property located at: **6666 Brookmont Terrace #302, Nashville, TN 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

LaVerne S. Daniels Trustee of the LaVerne S. Daniels
Revocable Living Trust dated May 9, 1995

By: LaVerne S. Daniels, Trustee
LaVerne S. Daniels, Trustee

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **LaVerne S. Daniels, Trustee of the LaVerne S. Daniels Revocable Living Trust dated May 9, 1995, as trustee** to me known, or proven with satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of July, 2007.

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Owner's Name: **Melanie C Gordon**

and Address: **6666 Brookmont Terrace #302, Nashville, TN 37205**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SunTrust Mortgage, Inc.
770 Pelham Road, Ste 101
Greenville, SC 29615

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$159,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melanie C Gordon
Affiant

Subscribed and sworn to before me this **7/19/2007.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY