Davidson County DEEDWARR
Recvd: 08/14/07 11:23 2 pgs
Fees:13.00 Taxes:473.23

20070814-0097050

WARRANTY DEED

G-VRE-07-2020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-04-08
(AFFIX SEAL)

ELAINE MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

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
Cassie Dyan Taylor	FRANKLIN AMERICAN MTG (NAME)	
2020 Beech Avenue Unit B-2 (ADDRESS)	501 CORPORATE CENTRE DR (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	105-10-A-200.00 CO

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 LESTER S. STOLTZFUS AND WIFE, DOLORES STOLTZFUS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASSIE DYAN TAYLOR, UNMARRIED, 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:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B-2 OF THE BEECHTREE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR BEECHTREE CONDOMINIUMS, OF RECORD IN BOOK 11174, PAGE 284, AMENDED IN BOOK 11680, PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 11174, PAGE 328, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF BEECHTREE CONDOMINIUMS, AS SHOWN ON THE EXHIBIT MAP TO THE MASTER DEED, OF RECORD IN BOOK 11174, PAGE 284, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO LESTER S. STOLTZFUS AND WIFE, DOLORES STOLTZFUS BY
WARRANTY DEED FROM JULIE S. BURTON, UNMARRIED, RECORDED ON THE 2ND DAY OF MAY, 2001 IN INSTRUMENT NO. 20010502-0045095, 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 BOOK 11163, PAGE 16; BOOK 11174, PAGE 284; AND BOOK 11680, PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2020 Beech Avenue Unit B-2, Nashville, Tennessee 37204
(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 2nd day of August, 2007.

Lester S. Stoltzfus By ATTORNEY IN FACT

Dolores Stoltzfus By ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2007, before me personally appeared Brian Stoltzfus to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lester S. Stoltzfus and wife, Dolores Stoltzfus and who acknowledged he/she/they executed the same as the free act and deed of the said Lester S. Stoltzfus and wife, Dolores Stoltzfus.

Witness my hand and official seal, this the 31st day of July, 2007.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

VT07700267

VICTORY TITLE & ESCROW, LLC
695 President Pl., Ste 203
Smyrna, TN 37167