File No. 07WH0245

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/29/07 08:51 2 pgs
Fees:13.00 Taxes:377.40

20071029-0127027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Lee	New Owner	117-03-0B-075.00 CO
(NAME)	(NAME)	
5145 Bedford Creek Rd		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MICHAEL A. BERKES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM LEE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. E-12 on the Plan of Revised The Villager Condominium Apartment of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Villager Condominium Apartment, a horizontal property regime established by Master Deed, of record in Book 5434, page 665, corrected in Book 5487, page 967, said Register's Office.

Being the same property conveyed to Michael A. Berkes in Instrument 20031028-0011785 recorded 1/28/2003, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (4) building restrictions; and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 2601 Hillsboro Rd, E-12, Nashville, Tennessee 37212

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 26th day of October, 2007.

Michael A. Berkes

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 MICHAEL A. BERKES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of October, 2007.

Commission expires: 07-01-2009

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC T. PEAY WILLIAMSON COUNTY, TN My Commission Expires July 1, 2009

File Number: 07WH0245

RETURN TO:

Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188