THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~112,500.00~~. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2007. Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amelia Layne Simmons	Wells Fargo Bank	MAP 105-10
2020 Beech Avenue; C-4	2600 Lake Lucien Drive; Suite 312	PARCEL 301.00 CO
Nashville, TN 37204	Maitland, FL 23751	
(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, **Mary Jenkins Hardin and husband, Brett A. Sheriff**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amelia Layne Simmons**

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:

Land in Davidson County, Tennessee, being Unit number C-4 of Beech Tree Condominiums, a Horizontal Property Regime created under Title 66 Section 27-101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 11174, page 284 as amended in Book 11680,page 193, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the said Master Deed, to which references are hereby made.

Being the same property conveyed to Brett A. Sheriff and wife, Mary Jenkins Hardin by Quitclaim Deed recorded as instrument 20000901-0086821, said Register's Office.

THIS CONVEYANCE IS 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.

This is **(X)** IMPROVED property known as **2020 Beech Avenue; C-4, Nashville, TN 37204.**

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 the 30th day of November, 2007.

Davidson County DEEDWARR
Recvd: 12/04/07 13:58 2 pgs
Fees:13.00 Taxes:416.25

20071204-0140398

Mary Jenkins Hardin

Brett A. Sheriff

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 **Mary Jenkins Hardin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAGGONER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Brett A. Sheriff** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAGGONER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212