Davidson County DEEDWARR
Recvd: 12/05/07 14:14 2 pgs
Fees:13.00 Taxes:806.60

20071205-0140912

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

X _____
Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2007.

_____
Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ADAM F. GREGOR
DAVIDSON COUNTY, TN

G-VR-07-305

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
Jessica Beutler	Countrywide Bank, FSB	
3000 Vanderbilt Place, Unit 305	(NAME) 801 Crescent Center Dr., #510	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Franklin, TN 37067	104-2-4-B-305 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ETHAN BLAIR HOMES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA BEUTLER, AN UNMARRIED WOMAN, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 305 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20070503-0053313, AMENDED IN INSTRUMENT NO. 20070629-0077729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWERS, AND ALL SEWER, WATER, ELECTRIAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PE
RCENTAGE SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED, AS AMENDED. BEING THE SAME PROPERTY CONVEYED TO ETHAN BLAIR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION RECORDED SEPTEMBER 24, 2007 IN INSTRUMENT NO. 20070924-0113828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ETHAN BLAIR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION RECORDED SEPTEMBER 24, 2007 IN INSTRUMENT NO. 20070924-0113828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
ALSO, BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BRISTOL WEST END, LLC A TENNESSEE CORPORTATION, BY QUITCLAIM DEED FROM BRISTOL WEST END,LLC, A
TENNESSEE LIMITED LIABILTY COMPANY, OF RECORD AS INSTRUMENT NO. 20060814-0100028 IN THE REGISTERS OFFICE FOR DAVISDON COUNTY, TENNESSEE ON AUGUST 14, 2006.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS INSTRUMENT NUMBERS 20060801-0093560; 20050105-0001970; 20050420-0044078; 20070503-0053313; 20070629-0077729; 20040615-0070569; 20060320-0031877; 20060405-0039176; 20050603-0062976, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3000 Vanderbilt Place, Unit 305, Nashville, Tennessee 37212

(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 29th day of November, 2007.

Ethan Blair Homes, LLC

BY: _____

Blair Durham, member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ethan Blair Homes, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2007.

_____

Notary Public

My Commission Expires: 11/22/08

(SEAL) STATE OF TENNESSEE NOTARY PUBLIC ADAMS FLOOR DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903