# WARRANTY DEED

File Number: 70384

Davidson County DEEDWARR
Recvd: 01/04/08 08:55 2 pgs
Fees:13.00 Taxes:325.60

20080104-0000906

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/5/2011
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVID C. KREMER JR. DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pamela D. McLemore | Pamela D. McLemore | |
| (NAME) 1343 Quail Valley Rd. | (NAME) 1343 Quail Valley Rd. | 108 12 0A 014.00 |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Nashville, TN 37214 | |
| (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, I, Kimley C. Webb, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela D. McLemore, 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:

All that parcel of land in County of Davidson, State of Tennessee, as more fully described in Document 20010625-0067035 and being, more particularly described as follows: A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 14 of lot no. 46 in a Horizontal Property Regime as shown on the condominium site plan of Quail Valley, Phase Seven, Section Four, as a record in Plat Book 5200, Page 522, Register's Office for Davidson County, Tennessee. The premise herein is a condominium, apartment established pursuant to the provision of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 ET SEQ. of the Tennessee code annotated and is subject to the provisions and requirement thereof, to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley, Phase Seven, Section Four, as of record in Plat Book 5200, Page 522, and Master Deed of record Book 5884, Page 534 as amended in Book 6058, Page 828 and Book 6081, Page 130; By-Laws of record in Book 5884, Page 566, and deed conveying common area of recor in Book 6101, Page154 and Book 7716, Page 828, said Register's Office.

Being the same property conveyed to The Secretary of Housing and Urban Development by Marsha Stewart on July 8th 2004 and recorded on September 7, 2004 as Instrument No. 20040907-0107405.

Being the same property conveyed to Kimley C. Webb by deed from Secretary of Housing and Urban Development in Instrument No. 20060851-0107738 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 1343 Quail Valley Rd., Nashville, TN 37214
(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 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 my hand this 5th day of October, 2007.

Kimley C. Webb

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 Kimley C. Webb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kimley C. Webb executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2007.

Commission expires: 4/28/09

Angela Harrell Notary Public

ANGELA HARRELL STATE OF TENNESSEE NOTARY COUNTY OF SHELBY