2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/08 14:29 2 pgs
Fees:13.00 Taxes:584.60

20080129-0009236

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 day of JANUARY 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Three Beans Properties	Same	103-8A 58CO
(NAME) 200 Carden Avenue	(NAME)	25W12054
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **Michaele Satterlund, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Three Beans Properties, A Tennessee Patnership**, 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 No. C-301 as shown on the Plat of Westlawn Green, a Condominium of record in Plat Book 5200, pages 20 thru 24, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAELE SATTERLUND, MARRIED, by deed from ANTON MARCIUC, of record as Instrument No. 20010206-0011760, dated January 29, 2001, said Register's Office.

Jason Satterlund joins in execution of this deed in order to convey any and all marital rights he may have in the said property.

This conveyance is subject to Covenants, Conditions, and Restrictions as contained in the Master Deed for Westlawn Green Condominiums as recorded in Book 5238, page 863, and Book 5266, page 22, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 4425 Westlawn Dr C301 Nashville Tn 37209

(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 our hands this 18 day of JANUARY, 2008.

Michaele Satterlund by its A.I.F.
Michaele Satterlund

Jason T. Satterlund by its A.I.F.
Jason T. Satterlund

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William L. Gattis, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said, **William L. Gattis, II** to me known to be the person who executed the foregoing instrument in behalf of **Michaele Satterlund and Jason Satterlund**, acknowledged that he executed the same as the free act and deed of said **Michaele Satterlund and Jason Satterlund**, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said **Michaele Satterlund and Jason Satterlund**, and appearing of record as instrument no. 20080129000923, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the _____ day of January 18, 2008.

Stacey Denson Palmer
Notary Public

My commission expires: _____

Commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires NOV 22 2010

Notary Public

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212