WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 16:08 2 pgs
Fees:13.00 Taxes:160.95

20080225-0018471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landis Ventures, LLC	Landis Ventures, LLC	102-7A-38-CO
(NAME) 6680 Charlotte Pk E-4	(NAME) same as new	
(ADDRESS) Nashville TN 37209	(ADDRESS) owner	
(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, Lionel L. Beckles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landis Ventures, LLC, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-4 of the West Meade Condominium, a horizontal property regime, created under Title 66, Section 27-101, et set., as amended, Tennessee Code annotated, as established by a Maser Deed for West Meade Condominium, of record in Book 5923, Page 704, and as first ownership interest in common elements amended in Book 6277, Page 653, second amendment in Book 7333, Page 415, and third amendment to Master Deed of record in Book 7333, Page 418, for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5923, Page 704, said Register's Office, together with the undivided percentage interest in Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of West Meade Condominium, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to LIONEL L. BECKLES, by deed from LAURA D. MOORE, of record as Instrument No. 20010827-0092576, dated August 15, 2001, said Register's Office.

This conveyance is subject to 2008 property taxes, a lien, but not yet due and payable, and all matters appearing on the plan of record.

unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike Condominium E-4, Nashville, TN

(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 14th day of February, 2008.

Lionel L. Beckles

STATE OF MICHIGAN)
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lionel L. Beckles, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LATHRUP Village this 13 day of February 2008.
Michigan

Notary Public

My Commission Expires:

Renee McClain, Notary Public
State of Michigan, County of Oakland
My Commission Expires 9/28/2013
Acting in the County of OAKland