03

Realty Title Box 48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenna J. Kramer	Regions Bank dba Regions Mortgage	142-15-A-8CO
(NAME) 110 Bellevue Road #8	P.O. Box 2153 (NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham, AL 35287-2520	
(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, **Shawn Todd and wife, Charla Todd**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenna J Kramer**, 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:

ST 21

Land in Davidson County, Tennessee, being Unit 8 on the Plan of First Revision Bellevue Manor Condominiums of record in Plat Book 5200, page 231, Register's office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bellevue Manor Condominiums, a horizontal property regime established by Master Deed and By-laws of record in Book 5520, page 203, said Register's Office.

Being the same property conveyed to Shawn Todd and Charla Todd, husband and wife by deed dated October 27, 2004 from Michael J. Kirby of record in Instrument No. 20041201-0143253, said Register's office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **110 Bellevue Road #8, Nashville, TN 37221**

(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 30th day of October, 2008.

Davidson County DEEDWARR
Recvd: 11/03/08 09:01 2 pgs
Fees:13.00 Taxes:388.50
20081103-0108994

Shawn Todd

Charla Todd

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 Shawn Todd and Charla Todd, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th DAY OF OCTOBER, 2008.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011