Davidson County DEEDWARR
Recvd: 01/30/09 13:24 2 pgs
Fees:13.00 Taxes:353.35
20090130-0008178

File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $95,500.00

Subscribed and sworn before me this the 22nd day of January, 2009.

Affiant

(Affix Seal)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

800621

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Kyle Quigley and wife, Cindy Miller
2020 Beech Avenue, B-5
Nashville, TN 37204

Send tax bills to:
New Owner

Map 105-10-A, Parcel 206CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Cory Clackler and wife, Tara Clackler

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kyle Quigley and wife, Cindy Miller, unmarried, Tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. B-5 of the Beach Tree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended Tennessee Code Annotated, and as Established by a master deed for Beech Tree Condominiums of record in Book 11174, Page 284 and first amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record Book 11174, Page 328, said Register's Office, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Beech Tree Condominiums as shown on the Exhibit Map to the First Amendment to the Master Deed of record in Book 11680, Page 983, said Register's Office for a more complete description of said Unit.

Being all of the same property conveyed to Cory L. Clackler and wife, Tara Clackler by deed dated 7/29/05 from Lucile C. Welch, an unmarried woman of record in Instrument No. 20050802-0090494, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 2020 Beech Avenue, B-5, Nashville, TN, 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 22nd day of January, 2009.

Cory Clackler

Tara Clackler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Cory Clackler and wife,, Tara Clackler, the bargainor(s), 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 22nd day of January, 2009.

My commission expires:

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Notary Public