WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2009.

Notary Public

MY COMMISSION EXPIRES: April 23, ~~2021~~ 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirt Webster	Kirt Webster	
(NAME) 2468 Nashboro Boulevard Condominium 234	(NAME) 2468 Nashboro Boulevard Condominium 234	135120E23400CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091186

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE; and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Teresa Bamford and Robin Wheeler,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kirt Webster,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit 234 on the Plan of Phase Two, Nashboro Village Tract #21, of record in Book 4660, page 159, as amended by Instrument Number 200502220018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro Point, as recorded in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Teresa Bamford and Robin Wheeler by Substitute Trustee's Deed from Patrick A. Taggart. Substitute Trustee, dated June 4, 2009 and filed of record in Instrument 20090609-0053486, Register's Office for Davidson County, Tennessee.

Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat in Book 11700, pages 49 and 50, Book 4660, Page 159, Book 6200, page 341, Instrument 20050222-0018814 and Instrument 20020820-0100664, Instrument 20020710-0083054, Instrument 200820-100664,Register's Office for said County.

Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowners Association, Inc. of record in Book 11703, page 520, and the By-Laws appended thereto, and the ByLaws of record in Book 11703, page 560, and Instrument 20010322-0027768, and as amended in Instrument 20031118-0168332, said Register's Office.

Subject to Restrictions of record in Book 4287, Page 14, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090052777 DEEDWARR
Recvd: 08/04/09 13:23 2 pgs
Fees:13.00 Taxes:382.95
20090804-0072964

unimproved ☐

This is improved ☒ property, known as 2468 Nashboro Boulevard Condominium 234, Nashville, TN 37217

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of July, 2009.

Teresa Bamford

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Teresa Bamford and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Teresa Bamford and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2009.

Commission expires: April 23, ~~2031~~ 2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers

Melissa D. Rogers Notary Public