WARRANTY DEED 14917

BILL GARRETT, Davidson County
Trans:T20090066451 DEEDWARR
Recvd: 09/30/09 10:12 2 pgs
Fees:13.00 Taxes:459.44
20090930-0090639

Bot 44

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,173.09**

Jan O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th **DAY OF SEPTEMBER, 2009.**

Linda Turner Ray
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie M. Sperker	Sun Trust Mortgage, Inc	**114-11-0-A 09.00 CO**
(NAME)	(NAME)	
7470 Charlotte Pike #109	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Irvine, CA 92619-7028	
(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, **James Robert Davis a.k.a James R. Davis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie M. Sperker, a single woman**, 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. 109 on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and established by a Master Deed and By Laws, of record in Instrument No. 20001212-122257, Supplement and Amendment of record in Instrument No. 20020125-0010757 and Instrument No. 20020125-0010758 and Instrument No. 20021021-0128687, and Site Plat of record in Instrument No. 20020821-0101251, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned , said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to **James Robert Davis** by deed of record in Instrument 20030123-0009667, Register's Office for **Davidson** County, Tennessee.

James Robert Davis and James R. Davis are one and the same.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of James R. Davis by James L. Davis as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument * 20090930-0090638, in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7470 Charlotte Pike #109, 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 **my/our hand(s)** this 24th **day of September, 2009**.

James Robert Davis

By James L. Davis, Attorney-In-Fact

State of Florida County of Broward

On this 24 day of September, 2009 before me personally appeared James L. Davis, the person who executed the foregoing instrument on behalf of James Robert Davis, and acknowledged that he executed the same as the free act and deed of the said James Robert Davis, through Power of Attorney granted him, by the said James Robert Davis.

Notary Public

Commission Expires:

ROBYN MOSIAS
MY COMMISSION # DD 760878
EXPIRES: March 20, 2012