WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100075633 DEEDWARR
Recvd: 12/01/10 12:37 2 pgs
Fees:13.00 Taxes:130.24
20101201-0095496

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Swann Jafari	SAME	Map 102-7-A
(NAME) 6680 Charlotte Pike Unit B-2	(NAME)	Parcel 20 CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **COLETTE LYNN O'MEARA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE SWANN JAFARI, MARRIED,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-2, West Meade Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5923, Page 704, as amended in Book 6277, page 653, Book 7333, page 415 and Book 7333, page 418, 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 Exhibit A-1 of said Master Deed. Reference Book 5200, Page 430, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Colette Lynn O'Meara, Unmarried, by deed from Tracey E. Kimbro, Unmarried, of record in Instrument #20100624-0049388, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 430, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5923, page 704, Book 6277, page 653, Book 7333, page 415 and Book 7333, page 418, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike Unit B-2, Nashville, Tennessee 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 hand this 30th day of November, 2010.

x Colette Lynn O'Meara by Bill Herbert, attorney-in-fact

Colette Lynn O'Meara
By: Bill Herbert, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2010, before me personally appeared Bill Herbert, to me known to be the person who executed the foregoing instrument on behalf of Colette Lynn O'Meara and acknowledged that he executed the same as the free act and deed of Colette Lynn O'Meara .

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2010.

Commission expires: 11/7/2011

Notary Public

My Commission Expires NOV. 7 2011

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.