BILL GARRETT, Davidson County
Trans:T20110018387 DEEDWARR
Recvd: 03/29/11 15:58 3 pgs
Fees:18.00 Taxes:917.60
20110329-0024237

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-ZR-11-508

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Virginia R Meares
Affiant

Subscribed and sworn to before me, this 25th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 8-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia R. Meares	new owner (NAME)	
508 Belair Way (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	131-6D-508.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SHIRLEE J. VERPLOEGEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VIRGINIA R. MEARES , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, UNIT NO. 508, OF BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6690, PAGE 70, AS AMENDED BY AMENDMENT OF RECORD IN BOOK 6739, PAGE 701, BOOK 6824, PAGE 298, BOOK 6890, PAGE 963, BOOK 6903, PAGE 351, BOOK 6911, PAGE 827 AND BOOK 6962, PAGE 325, 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 C OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BURTON HILLS, OF RECORD IN BOOK 6250, PAGE 649, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM RUTHIE G. REYNOLDS, A SINGLE PERSON TO SHIRLEE J. VERPLOEGEN, A SINGLE PERSON AS RECORDED ON THE 3RD DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091103-0101511 AND WARRANTY DEED FROM MARY LINDA DRAPER, UNMARRIED TO RUTHIE G. REYNOLDS, UNMARRIED AS RECORDED ON THE 1ST DAY OF OCTOBER, 1997 IN BOOK 10629, PAGE 475, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 6250, PAGE 649; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6326, PAGE 588, BOOK 6517, PAGE 522, BOOK 6778, PAGES 532 AND 536, BOOK 6690, PAGE 70, BOOK 6691, PAGE 593, BOOK 7046, PAGE 520, BOOK 7076, PAGE 691, BOOK 7146, PAGE 188, BOOK 6739, PAGE 701, BOOK 6824, PAGE 298, BOOK 6890, PAGE 963, BOOK 6903, PAGE 351, BOOK 6911, PAGE 120, BOOK 6962, PAGE 325, BOOK 9398, PAGE 43 AND BOOK 9882, PAGE 733; BY-LAWS OF RECORD IN BOOK 6690, PAGE 119, AMENDED IN BOOK 6911, PAGE 827 AND BOOK 7076, PAGE 763 AND INSTRUMENT NO. 20031016-0153582; CHARTER OF RECORD IN BOOK 6517, PAGE 505, BOOK 6517, PAGE 511, BOOK 6665, PAGE 18, BOOK 6921, PAGE 214, BOOK 6921, PAGE 216 AND BOOK 6921, PAGE 220; MASTER DEED OF RECORD IN BOOK 6690, PAGE 70 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 6739, PAGE 701, BOOK 6824, PAGE 298, BOOK 6890, PAGE 963, BOOK 6903, PAGE 351, BOOK 6962, PAGE 325, BOOK 9398, PAGE 43 AND INSTRUMENT NO. 20010627-0068123, RERECORDED AT INSTRUMENT NO. 20050708-0079325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 508 Belair Way, Nashville, Tennessee 37215
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 25th day of March, 2011.

Shirlee J. Verploegen

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirlee J. Verploegen, the within named bargainor, 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 the 25th day of March, 2011.

_____
Notary Public

My Commission Expires:

(SEAL)

Notary Public
See Attached

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Cruz

On 3/21/11 (Date) before me, Gabriel Saul Coren Notary Public (Here Insert Name and Title of the Officer)

personally appeared Shirlee J. Verploegen (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gabriel Saul Coren (Signature of Notary Public)

GABRIEL SAUL COREN
COMM. # 1854714
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
COMM. EXPIRES JUNE 19, 2013

Place Notary Seal Above