Return To:

2672

FOUNDATION
TITLE AND ESCROW, LLC
728 N. Mt Juliet Rd., Ste. C
Mt Juliet, TN 37122

WARRANTY DEED

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **2nd** day of **August, 2012**

Julie Berryman
Notary Public

MY COMMISSION EXPIRES: 12/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany R. McAleer	Legacy Community Federal Credit Union	131-6-D-536.00
(NAME)	(NAME)	
536 Belair Way	1400 20th Street South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL, 35205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Gail S. Papaik**, and husband, Bill Papaik hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bethany R. McAleer, an unmarried person**, 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. 536, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD TN BOOK 6690, PAGE 70 AMENDED IN BOOK 6739, PAGE 701, BOOK 6824. PAGE 298 AND BOOK 6890, PAGE 963, REGISTER'S OFFICE FOR DAYIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED TO THE AMENDMENT IN BOOK 6890, PAGE 963, AS EXHIBIT"A" TO THE AFOREMENTIONED AMENDMENT TO MASTER DEED AND BEING LOCATED UPON TRACT NO.8 ON THE PLAN OF THE RESUBDIVISION OF TRACTS 1, 2, AND 11 OF BURTON HILLS OF RECORD IN PLAT BOOK 6250, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Gail S. Papaik, married, by Warranty Deed from Kathleen M. Byrd, unmarried, dated July 29, 2008, filed July 31, 2008, in Instrument No. 20080731-0078261, Register's Office for Davidson County, Tennessee.

Bill Papaik, husband of Gail S. Papik joins in the execution of this instrument for the sole purpose of conveying all interest he may have in the subject property by virtue of his marriage.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20120061104 DEEDWARR
Recvd: 08/16/12 09:35 2 pgs
Fees:13.00 Taxes:1124.80
20120816-0073321

This is improved ☐ property, known as 536 Belair Way, Nashville, TN 37215

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, has 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 our hands this **2nd** day of **August, 2012**

Gail S. Papaik

Bill Papaik

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Gail S. Papaik** and Bill Papaik the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **August, 2012**

Notary Public

My commission expires: 12/23/14

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY