Return to: John T. Cook, P.C.

Box 14
File 24533-3

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20120096023 DEEDWARR Recvd: 12/17/12 08:08 2 pgs Fees:13.00 Taxes:133.20 20121217-0115614	The actual consideration or value, whichever is greater, for this transfer is $36,000.00. Kathy Goodson Affiant Subscribed and sworn to before me, this the 12th day of December, 2012. Notary Public My commission expires: 9-9-16 (AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tim Bennett **Jesus Berdeja**	**NEW OWNERS**	**Map 103-02-0-C, Par cel 002.00CO**
211 54th Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Betty R. Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tim Bennett, an unmarried man and Jesus Berdeja, an unmarried man

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 of the West End Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for West End Terrace Condominiums, of record in Book 6657, page 549, and amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6657, page 572, said Register's Office, 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 plan of West End Terrace Condominiums, of record as set out on Exhibit "D" to the Master Deed in Book 6657, page 549, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Donald H. Spencer and wife, Betty R. Spencer, by Deed from West End Terrace, Inc., a Tennessee corporation, dated September 27, 1985, of record in Book 6673, Page 972, Register's Office for Davidson County, Tennessee. Donald H. Spencer died September 5, 1990, and title vested in Betty R. Spencer as surviving tenant by the entirety.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed of record in Book 6657, page 549 and Book 7541, page 955; By-Laws of record in Book 6657, page 572 said Register's Office; easements and

setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed on behalf of Betty R. Spencer, pursuant to a Power of Attorney executed by same on the July 7, 2009, of record in Instrument No. 20121217011561 3, Register's Office for Davidson County, Tennessee.

This is improved (_X__) Unimproved (____) property, known as: **276 White Bridge Rd, #2, Nashville, TN 37209**

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 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 11 day of **December, 2012.**

Betty R Spencer
Betty R. Spencer

By: Betty R DeWitt ATTORNEY-IN-FACT
Betty R. Dewitt, Attorney-in-Fact

STATE OF Georgia)
COUNTY OF Towns)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Betty R. Dewitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Betty R. Spencer**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Betty R. Spencer for the purpose therein contained, by signing the name of Betty R. Spencer by herself as Attorney-In-Fact.

Witness my hand and official seal at Hiawassee, GA., this 11 day of December, 2012.

(City) (State)

Notary Public

My Commission Expires: 6/26/2014

JAMES R MURRAY NOTARY PUBLIC EXP. JUNE 26, 2014 TOWNS COUNTY, GEORGIA

NP