Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130005821 DEEDWARR
Recvd: 01/22/13 12:38 2 pgs
Fees:13.00 Taxes:183.15
20130122-0006903

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $49,500.00. Chris Lund
Affiant

Subscribed and sworn to before me, this the 17th day of January, 2013.
Notary Public
My commission expires: 9.20.13
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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
Shawn F. Meehan	**New Owner**	**Map 102-07-0-A, Parcel 019.00CO**
P.O. Box 158825		
Nashville, TN 37215-8825		

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,

Judy L. Wakefield-Whitley, unmarried

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

Shawn F. Meehan, 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:

BEING Apartment Unit No. B-3 of West Meade Condominium n/k/a The Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, Page 704, as amended in Book 6277, Page 653, in Book 7333, Page 415, in Book 7333, Page 418, in Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026, changing the name to The Avenue Nashville West, Inc., Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium, for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Judy L. Wakefield-Whitley, unmarried by Deed from Freeman-Webb Developers, Inc., dated September 6, 1996, of record in Book 10184, Page 636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120724-0065040, and Scrivener's Affidavit of record in Instrument No. 20120817-0074026, changing the name to The Avenue Nashville West, Inc. and Appointment of Substitute Trustees, of record in Instrument No. 20120307-0020068, 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 assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **6680 Charlotte Pike, Unit B-3, 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 **17th** day of **January, 2013.**

Judy L. Wakefield-Whitley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Judy L. Wakefield-Whitley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **January, 2013.**

Notary Public

My Commission Expires: 2/24/13