Return to: JTC

BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047546 DEEDWARR
Recvd: 06/07/13 08:42 2 pgs
Fees:13.00 Taxes:135.05

20130607-0057864

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$36,500.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2013.

Notary Public

My commission expires: 9-19-16

(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
Louis Madison Shambarger **Opal Jean Shambarger**	**NEW OWNERS**	**Map 103-02-0-C Parcel 009-00CO**
276 White Bridge Pike, Apt. #9		
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,

Hamid Bateni, an unmarried person

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

Louis Madison Shambarger and Opal Jean Shambarger

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. 9 as specified on the Plat shown in the Master Deed, on the Plan of West End 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 Condominiums, of record in Book 6657, page 549, as amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 6657, Page 572, appended thereto, 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, for placement of Units, as shown on Exhibit "D" to the Master Deed of record under Book No. 6657, Page 549 and as amended in Book 7541, Page 955, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Hamid Bateni, an unmarried person, by Deed from Joseph W. Gibbs, of record in Instrument No. 20060801-0092867 and by Deed of Correction dated January 8, 2007 in Instrument No. 2007-0108-0003428, 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 6657, page 549 and By-Laws of record in Book 6657, page 572, Restrictive Covenants of record in Book 3642, page 417, 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 (____) Unimproved (____) property, known as: **276 White Bridge Pike, Apt. #9, 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 29th day of **May, 2013.**

Hamid Bateni

STATE OF ILLINOIS)
COUNTY OF DEKALB)

Personally appeared before me, a Notary Public of said County and State, **Hamid Bateni,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DEKALB, ILLINOIS, this 29TH day of **May, 2013.**

Notary Public

"OFFICIAL SEAL"
P. Thuestad
Notary Public, State of Illinois
My Commission Expires June 28, 2014

My Commission Expires: 6/28/14