Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR	
Recvd: 09/25/13 14:31		3 pgs
Fees:18.00 Taxes:88.80		
20130925-0100859		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $24,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of Sept 2013.

Notary Public
My commission expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John B. Keramidas	Same	102070A03000CO
6680 Charlotte Pike, Unit D1		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Philip Lawrence Hester, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to John B. Keramidas, an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Apartment Unit No. D-1, of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923 Page 704, 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 A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Philip Lawrence Hester, an unmarried person by deed dated August 1, 1982 from Freeman Webb Developers, Inc., of record in Book 5923 Page 911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5923 Page 704 and further amended in Book 6277 Page 653 and Book 7333 page 415, Book 7333 page 418 and Instrument No. 20120724-0065040, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of West Meade Condominiums 3) Charter of West Meade

Homeowner's Association of record in Book 5918 Page 953

This property is improved property known as 6680 Charlotte Pike, Unit D1, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of Sept, 2013.

Philip Lawrence Hester by Nancy M. Tice his attorney-in-fact

Philip Lawrence Hester, by Nancy M. Tice
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of September, 2013 before me personally appeared Nancy M. Tice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Philip Lawrence Hester acknowledged that such person executed the same as the free act and deed of Philip Lawrence Hester.

Sheri Engel
Notary Public

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires January 11, 2016

FILE NO: 07881

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

