BILL GARRETT, Davidson County
Trans:T20130101597 DEEDWARR
Recvd: 12/03/13 15:39 2 pgs
Fees:13.00 Taxes:369.63

20131203-0123275

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $99,900.00.

Carmen Coates
Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

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
Keegan Maureen Shea	**SWBC Mortgage Corporation**	**Map 105 10 0A Parcel 214.00co**
2020 Beech Ave Apt B13	**9311 San Pedro Ave., Ste 100**	
Nashville, Tennessee 37204	**San Antonio, TX 78216**	

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,

Steve Bianchi, unmarried

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

Keegan Maureen Shea, an unmarried woman

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. B-13 of the BeechTree 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 BeechTree Condominiums, of record in Book 11174, Page 284, and as amended by First Amendment, of record in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, 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 BeechTree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

This instrument is being executed on behalf of Steve Bianchi, pursuant to a Power of Attorney executed by same on the ___ day of November, 2013, of record in Instrument No. _____ Register's Office for Davidson County, Tennessee County, Tennessee.

#20131203-0123274

Being the same property conveyed to Steve Bianchi, unmarried, by Deed from Cabana, LLC, a Tennessee limited liability company, of record in Book 11539, Page 322, Register's Office for Davidson County, Tennessee County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1)The Plan of record in Book 332, Page 130 and as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11174, Page 349, and as amended in Book 11680, Page 193, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2)The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of BeechTree Condominiums, of record in Book 11174, Page 284 and as amended by First Amendment of record in Book 11680, Page 193, By-Laws of record in Book 11174, Page 328, Register's Office for Davidson County, Tennessee.

3)Easement granted to City of Nashville, of record in Book 3183, Page 65, Register's Office for Davidson County, Tennessee.

4)Charter of BeechTree Condominium Owners' Association, Inc., of record in Book 11163, Page 16, and as Exhibit "B" to the Master Deed, of record in Book 11174, Page 326, Register's Office for Davidson County, Tennessee.

5) Facts which would be disclosed by a comprehensive survey of the premises herein described.

6) Quitclaim Deed to BeechTree Condominium Owner's Association Inc. for Open Space of record in Instrument No. 20041230-0155036, said Register's Office.

7) Easement conveyed Comcast of Nashville I, LLC of record in Instrument No. 20090930-0090862, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **2020 Beech Ave Apt B13, Nashville, Tennessee 37204**

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 **2nd** day of **December, 2013.**

Steve Bianchi by
Allen Huggins as atty in fact

Steve Bianchi by Allen Huggins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this____ day of December, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Steve Bianchi** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Steve Bianchi**, for the purpose therein contained, by signing the name of **Steve Bianchi,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this ____ day of **December, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY