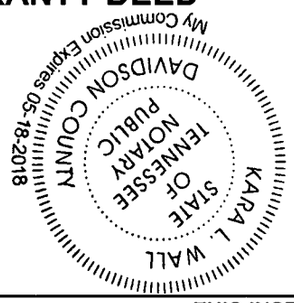
WARRANTY DEED



Y-LG-17-6680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Grider	**Laura Grider**	
(NAME)	(NAME)	**102-07-0A-027.00-CO**
340 Elmington Avenue	**340 Elmington Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY A. VANTREASE AND LONA L. BECKWITH, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA GRIDER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Apartment Unit No. C-2, of West Meade Condominiums 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, as amended in Instrument Number 20120724-0065040, 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 Jeffrey A Vantrease, unmarried and Lona L. Beckwith, unmarried, as joint tenants with the right of survivorship and not as tenants in common by Warranty Deed from Estelle Bonds Angus, an unmarried person, by and through Jewell C. Chadwell, Attorney In Fact of record in Instrument No. 20050819-0098814 Register's Office for Davidson County, Tennessee, dated August 17, 2005 and recorded on August 19, 2005.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 430, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of West Meade Condominiumsof record in Book 5923, Page 704, amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120307-0020068, Instrument No. 20120724-0065040 and Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5923, Page 740, in the Register's Office for Davidson County, Tennessee.
- Homeowner's Association Carter of record in Book 5923, Page 756, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Book 4520, Page 836 and Book 8808, Page 872, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement of record in Book 6561, Page 90, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6680 Charlotte Pike C2 , Nashville, Tennessee 37209**.

BILL GARRETT, Davidson County
Trans:T20170035202 DEEDWARR
Recvd: 04/26/17 12:33 2 pgs
Fees:13.00 Taxes:366.30
20170426-0040976

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 21st DAY OF APRIL, 2017.

Jeffrey A Vantrease by Lona L Beckwith, His Attorney In Fact

Jeffrey A. Vantrease by Lona L. Beckwith, His Attorney in Fact

Lona L Beckwith

Lona L. Beckwith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LONA L. BECKWITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY A. VANTREASE, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY A. VANTREASE.

Witness my hand and official seal, this the 21st of April, 2017.

William E Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LONA L. BECKWITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2017.

William E Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212