Davidson County DEEDWARR
Recvd: 03/22/02 12:55 2pgs
Fees:13.00 Taxes:658.60

20020322-0035426

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Colleen M Harris

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of March, 2002.

Notary Public

My Commission Expires: 11/27/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Colleen M. Harris
404 Clifton Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Colleen M. Harris
404 Clifton Pl
Nashville TN 37215

MAP-PARCEL NUMBERS:
131-060-D-404.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mindy Ross, an unmarried woman, and Kristy Ross, an unmarried woman,** hereinafter referred to as Grantors, hereby transfer and convey to **Colleen M. Harris, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 404 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium of record in Exhibit B of the Master Deed of record in Book 6690, Page 70, as amended in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6962, Page 325; Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristy Ross, unmarried, and Mindy Ross, unmarried, by deed from Walton D. Barker and Gerald A. Winer of record in Instrument No. 2000 060100 54648, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2001 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 404 Clifton Place, Nashville, Tennessee 37215.

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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 5th day of March, 2002.

Mindy Ross POA Meredith Kendall

Mindy Ross

Kristy Ross POA Meredith Kendall

Kristy Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meredith Kendall, with whom I am personally acquainted and who proved herself to be the attorney in fact of Mindy Ross and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2002.

Notary Public

11-22-05

My Commission Expires

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meredith Kendall , with whom I am personally acquainted and who proved herself to be the attorney in fact of Kristy Ross and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2002.

Notary Public

11-22-05

My Commission Expires

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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