15003-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/02 10:51 2pgs
Fees:13.00 Taxes:277.50
20020402-0039700

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/28/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-2742

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belinda A Grudzinski	Countrywide Home Loans, Inc.	160-14-0-B-016.00CO
(NAME)	(NAME)	
5716 Brentwood Trace	Berry Hill Square, 718 Thompson Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37204-3612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Janet L. Donley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Belinda A Grudzinski,, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5716 on the Plan of Brentwood Trace Condominiums, 2nd Revision, of record in Plat Book 5200, Page 261, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janet L. Donley, unmarried by deed from James V. Shell and Betty F. Shell, husband and wife, and Lisa Dawn Shell and Jeffery Binzen, husband and wife of record in Book 11670, Page 682, Register's Office ~~Williamson~~ Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5716 Brentwood Trace, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hand this 27th day of March, 2002.

Janet L. Donley

STATE OF TENNESSEE
COUNTY OF [illegible]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet L. Donley the bargainor (s), 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 at Brentwood, Tennessee this 27th day of March, 2002.

Commission expires: 4/16/02

Notary Public

WILLIAMSON COUNTY, TENNESSEE
JACK CASE WILSON
NOTARY PUBLIC AT LARGE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204