WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/30/02 09:40 2pgs
Fees:13.00 Taxes:351.13
20020930-0118400

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas M. French	Professional Mortgage Group, Inc.	Map 52
(NAME) 2523 Sonar Street	(NAME) 1535 W. Northfield Blvd	Group 13-0-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro Tennessee 37129	Parcel 23
(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,
Susan M Schroh-MacLaughlin, and husband, Ronald E. MacLaughlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas M. French and Cressa T. Raney-Hargis ,both unmarried , **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 Unit No. 70 on the Condominium Site Plan, Phase II-B of RIVER GLEN, PLANNED UNIT DEVELOPMENT, as of record in Plat Book 6900, Page 819, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan M Schroh by deed from Darcy L Bomer f/k/a Darcy Deppriest and Gerard Bomer of record in Instrument Number 200007170070466, Register's Office for said County. Susan M Schroh having since married, now known as Susan M. Machaughlin and husband Ronald E. MacLaughlin.

Ronald E. MacLaughlin joins in this conveyance to convey any and all rights he may have in this property.

Charter of Homeowner's Association as shown of record in INSTRUMENT NUMBER 200204250051348 AND BOOK 8069, PAGE 158, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 7566, Page 571, Register's Office for said County.

MASTER DEED as shown of record in Deed Book 7724, Page 293 and Book 7566, page 571, Register's Office for said County.

Plat sets out said property is subject to HOA.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2523 Sonar Street, Nashville, TN 37214

(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/our hand(s) this 27th day of September, 2002.

Susan M Schroh-MacLaughlin

Ronald E MacLaughlin

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Susan M Schroh-MacLaughlin, and husband Ronald E. MacLaughlin the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/27/2002

My Commission Expires: 1-23-06

Notary Public

File Number2208553
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON CO. TN