Davidson County DEEDWARR
Recvd: 03/24/03 15:49 1pgs
Fees:13.00 Taxes:207.20

20030324-0038891

WARRANTY DEED

SULLIVAN-BEIER-H0318

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00.

Affiant

Subscribed and sworn to before me, this 19th DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/23/06
(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett A. Baier and Joel R. Sullivan	Premier Bank	104-11-A-78
(NAME)	(NAME)	
2134 Fairfax Ave. E14	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Brentwood, TN 37027	
(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, I/we, ROBERT HYDE GARLAND AND KATHY NEWSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRETT A. BAIER AND JOEL R. SULLIVAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain Condominium apartment in Davidson County, Tennessee, being unit No. E-14, Parcel No. 78, of the Villager West Condominiums, as of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Hyde Garland, unmarried and Kathy Newson, unmarried, joint tenant with right of survivorship, by Quitclaim Deed from Robert Hyde Garland, unmarried, of record in instrument 200005160049198, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2134 Fairfax Ave. E14, Nashville, Tennessee 37212
(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 19th day of March, 2003.

Robert Hyde Garland

Kathy Newson

STATE OF ~~Tennessee~~ Kentucky
COUNTY OF ~~Davidson~~ Fayette

Personally appeared before me, MARK STAFFORD, a Notary Public in and for said County and State, the within named Robert Hyde Garland and Kathy Newson, 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 Nashville, Tennessee, this 19th day of March, 2003.

My Commission Expires: JANUARY 9 2006

Notary Public

MARK E. STAFFORD NOTARY PUBLIC STATE AT LARGE, KY.