File #200320087

Davidson County DEEDWARR
Recvd: 04/02/03 10:02 2pgs
Fees:13.00 Taxes:528.73

20030402-0043285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 2, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice K. Anderson	New Property Owner	Map: 135-14-B-14.00
(NAME) 1517 Mock Orange Circle	(NAME) 1517 Mock Orange Circle	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS) Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, BRYAN D. PODANY, Married hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JANICE K. ANDERSON, 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:

Land in Davidson County, Tennessee, being all of Lot No. 14, on the Plan of Ransom Place, Phase One, as shown by plat appearing of record in Plat Book 6900, Pages 922-924, as amended in Book 7900, page 602, Book 7900, page 638, and Book 7885, page 867, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Bryan D. Podany, unmarried, by Warranty Deed of record in Book 9076, Page 316, said Register's Office. Allison Podany, spouse of Bryan D. Podany, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee.

This conveyance is subject to the following:
Subject to non-exclusive Drainage Easement of record in Book 9653, page 153; Declaration of Covenants, Conditions and Restrictions of record in Book 8926, page 420, as amended by instrument of record in Book 9402, page 362, and further amended of record in Book 9653, page 148; Easements to Metropolitan Government of Nashville, and Davidson County, as set forth in instrument recorded in Book 8744, page 648; Crossover Easement Agreement of record in Book 9402, page 353, as amended by Book 9402, page 360; Storm Water Detention Joint Maintenance Agreement of record in Book 6594, page 983, and Book 9195, page 132; Charter of Ransom Place Commercial Owner's Association of record in Book 9653, page 151; and, any and all matters as shown on plat of record in Plat Book 6900, page 922 thru 924, Book 6900, page 851, and amended in Book 7900, page 602, Book 7900, page 638, Book 7885, page 867, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 1517 Mock Orange Circle, Nashville, TN 37217
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 28th day of March, 2003.

Bryan D. Podany by Allison Podany, his Attorney-in-Fact

Allison Podany

STATE OF Maryland

COUNTY OF Carroll

On this 28th day of March, 2003, before me personally appeared Allison Podany, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of Bryan D. Podany and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book /////// Page /////// Register's Office of Davidson County, Tennessee.

*INSTRUMENT #20030402-0043284

Witness my hand and official seal, this_____ day of March, 2003.

Notary Public

My Commission Expires: 8/1/06

(SEAL)

MARK J. FALCONE NOTARY PUBLIC CARROLL COUNTY, MD

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 2
Franklin, TN 37064