WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#20437-03-2003

Davidson County DEEDWARR
Recvd: 05/05/03 11:10 2pgs
Fees:13.00 Taxes:710.40

20030505-0059378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$192,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF APRIL, 2003.**

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy C. Greene	**America's Wholesale Lender**	**143-6-C-7CO**
(NAME)	(NAME)	
933 Harpeth Trace Drive	**P.O. Box 10266**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Van Nuys, CA 91409-0026**	
(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, **RODNEY L. GARRETT AND WIFE SHANNON B. GARRETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY C. GREENE, 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 Apartment Unit B-3 of Wood Valley Condominiums as established by Master Deed of record in Book 7382, Page 189, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Wood Valley Condominiums, set forth as "Exhibit B" of said Master Deed for a more complete description.

Being the same property conveyed to Rodney L. Garrett by deed from Steven and Nicole M. Simerka of record in Book 11538 Page 914 Register's Office for Davidson County, Tennessee, and being further conveyed to Rodney L. Garrett by Deed of Correction recorded in Instrument No. 20030505-0059377, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **933 Harpeth Trace Drive, Nashville, TN 37221**

(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 our hands this 4th day of April, 2003.

Rodney L. Garrett

Shannon B. Garrett

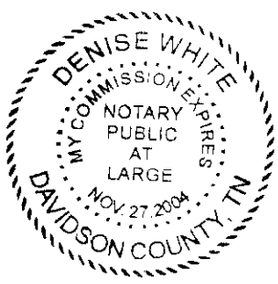
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney L. Garrett and Shannon B. Garrett, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of April, 2003.

Commission expires:



Denise White

Notary Public