03 Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/03 17:43 2pgs
Fees:13.00 Taxes:1191.40

20030513-0064679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/14/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law Office of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis M. Clark	Irwin Mortgage Corp.	171-1-E
(NAME)	(NAME)	
108 Hanover Square	P.O. Box 23550	10.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Jacksonville, FL 32241-3550	
(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, Marene R. McPherson, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis M. Clark, 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 Unit 5A, together with the appurtenant interest in the common elements of Hanover Square Residential Condominiums, a horizontal property regime established by Master Deed, of record in Book 5380, page 164, amended in Book 5565, page 948, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of Revision #2, Hanover Square of record in Plat Book 5200, page 134, and Plat Book 5210, page 147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marene R. Maddux from James Ernie Darnell, Jr. by deed of record in Book 11187, Page 874, Register's Office for Davidson County, Tennessee. Marene R. Maddux has since married and now goes by Marene R. McPherson. Subject property is not the martial residence of the grantor.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee:; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 5210, page 147, and Plat Book 5200, page 134, said Register's Office; (c) Restrictive covenants contained in the Master Deed and By-Laws Book 5380 page 164 and amended in Book 5564, page 948, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 108 Hanover Square, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

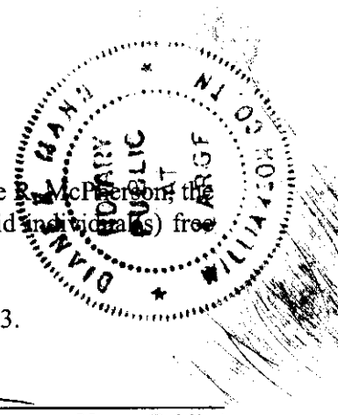
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 30th day of April, 2003.

Marene R McPherson
Marene R. McPherson

STATE OF TENNESSEE

COUNTY OF DAVIDSON



Before me, a Notary Public in and for said County and State, personally appeared Marene R. McPherson, the individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this the 30th day of April, 2003.

Commission expires: 3-14-05

Diane K. Mann

~~Robert L. Scruggs~~ Notary Public

Diane K. Mann