WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/03 11:36 2pgs
Fees:13.00 Taxes:490.25

20030620-0085612

State of Tennessee)
County of Davidson)

03-6-009-S

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00.

Mandy Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of June, 2003

Notary Public

My Commission Expires: ~~03/31/07~~ 6/15/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DEBORAH POE DILLON	GREENPOINT MORTGAGE FUNDING, INC.	161--14-0-B
(NAME) 213 Highland Villa Circle	(NAME) 5032 Parkway Plaza Blvd., Ste. 100	213.00C0
(ADDRESS) Nashville, TN 37211	(ADDRESS) Charlotte, NC 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARTHA S. HORTON MARRIED, and JOSEPH N. SARGENT MARRIED, and JIM W. SARGENT MARRIED,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEBORAH POE DILLON**, unmarried, hereinafter called the Grantee(s), 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 No. 213, on the Plan of Highland Villa Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Page 265, Book 9730, Page 271, Book 10871, Page 232, and Instrument No. 20021118-0142476, said 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 Plat of Highland Villa Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to MARTHA S. HORTON MARRIED, JOSEPH N. SARGENT MARRIED, AND JIM W. SARGENT MARRIED, by Deed from LUCY LORENE SARGENT UNMARRIED, of record in Book 10135, Page 454, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Highland Villa Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) hercin.

DOUGLAS J. HORTON, spouse of the above named MARTHA S. HORTON, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

PATRICIA A. SARGENT, spouse of the above named JOSEPH N. SARGENT, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

DOROTHY N. SARGENT, spouse of the above named JIM W. SARGENT, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BEING unimproved ☐
Improved ☒ property known as: 213 Highland Villa Circle, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 16th day of June, 2003.

Martha S. Horton
MARTHA S. HORTON

Douglas J. Horton
DOUGLAS J. HORTON

Joseph N. Sargent
JOSEPH N. SARGENT

Patricia A. Sargent
PATRICIA A. SARGENT

Jim W. Sargent
JIM W. SARGENT

Dorothy J. Sargent
DOROTHY J. SARGENT

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 **MARTHA S. HORTON AND HUSBAND, DOUGLAS J. HORTON**, the bargainor(s), 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 Brentwood, Tennessee, this 16th day of June, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **JOSEPH N. SARGENT AND WIFE, PATRICIA A. SARGENT**, the bargainor(s), 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 Brentwood, Tennessee, this 16th day of June, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **JIM W. SARGENT AND WIFE, DOROTHY J. SARGENT**, the bargainor(s), 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 Brentwood, Tennessee, this 16th day of June, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON CO... TENN.