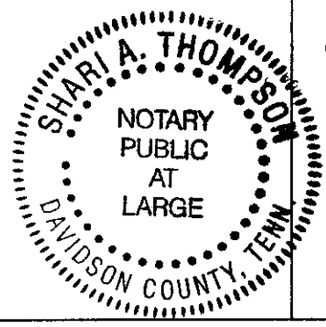
Book 1

WARRANTY DEED



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF JUNE, 2003.**

Notary Public

MY COMMISSION EXPIRES: **January 29, 2005.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana J. McKenzie	**SunTrust Mortgage, Inc.**	**Map 108-7 A, Parcel 24**
(NAME)	(NAME)	
3002 Casa Drive	**211 Perimeter Center Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Atlanta, GA 30346**	
(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, Cody R. Wilder and wife, Wanda Wilder, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diana J. McKenzie*, 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:

* unmarried

A certain condominium unit being Lot No. 30, Unit No. 24 in a Horizontal Property Regime as shown on the Condominium site plan of Phase I of Section One and Two, Patio Villa, as of record in plat Book 5200, Page 458, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dyke R. Johnson, an unmarried person by deed of record in Book 11264, Page 644, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Cody Wilder and wife, Wanda Wilder by deed of record in Instrument No. 20001011-0100972, Register's Office for Davidson County, Tennessee.

The said Dyke R. Johnson by order granting change of name to Cody Raymond Wilder, in the Chancery Court of Davidson County, Tennessee filed February 3, 2000.

The said Cody Raymond Wilder is also known as Cody R. Wilder and Cody Wilder.

Davidson County DEEDWARR
Recvd: 06/24/03 14:46 2pgs
Fees:13.00 Taxes:269.73
20030624-0086905

unimproved ☐
This is improved ☒ property, known as **3002 Casa Drive, Nashville, TN 37214**
(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 20th day of June, 2003.

Cody R. Wilder by Tanya Knox

Cody R. Wilder

Wanda Wilder by Tanya Knox

Wanda Wilder

State of Tennessee
County of Davidson

On this 20th day of **June**, **2003** before me personally appeared **Tanya Knox**, the person who executed the foregoing instrument on behalf of Cody R. Wilder and Wanda Wilder, and acknowledged that she executed the same as the free act and deed of the said Cody R. Wilder and Wanda Wilder, through Power of Attorney granted her, by the said Cody R. Wilder and Wanda Wilder.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires:
1-29-05