WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,600.00**

Erica Brook Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2003.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: ~~July 26, 2005.~~ 10/12/05
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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
Erica B. Graves	GMAC MORTGAGE CORPORATION	**117-2-D-11CO**
(NAME)	(NAME)	
3031 Woodlawn Drive	218 Lakeside Place Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Horsham, PA 19044	
(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, I, Susan M. Arnold, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICA** BROOK **GRAVES, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 11 on the Plan of Clairmont condominiums, of record in Plat Book 6200, page 551, 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 Beaver Ruin-Arc Way, Ltd. by deed from Charles S. McClendon and John M. Lown of record in Book 11116, Page 429 Register's Office for Davidson County, Tennessee and further conveyed to Susan M. Arnold by Quitclaim Deed from Beaver Ruin-Arc Way, Ltd of record in Instrument No. 20030710000954 0 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Master Deed and By-Laws of Record in Book 7096, page 940; Book 7108, page 98; Book 7117, page 70; Book 7637, page 319; Book 8108, page 993; Book 8251, page 180 and Book 8263, page 703.
Charter of the Homeowner's Association of Record in Book 6988, page 536; Book 7187, page 826; Book 7960, page 128; Book 8168, page 430 and Book 8172, page 28
The Plan of Record in Book 6200, page 551.
Property Taxes for the Current Year

The Grantor is married, but the above described property was never used as the primary residence.

unimproved ☐

This is improved ☒ property, known as **3031 Woodlawn Drive, 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 9th day of July, 2003.

Susan M. Arnold
Susan M. Arnold
By: Shelton A. Greene, her Attorney in Fact
Shelton A. Greene
her atty. in fact

Davidson County DEEDWARR
Recvd: 07/10/03 10:05 2pgs
Fees:13.00 Taxes:642.32
20030710-0095441

STATE OF TENNESSEE

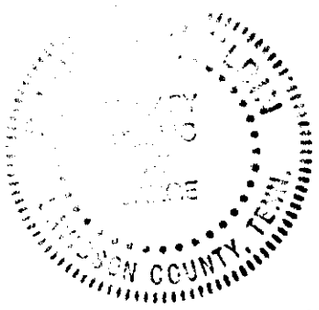
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Shelton A. Green, with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Susan M. Arnold and being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 2003.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003