PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (SK) Title No: 44460

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Doug K. Yoder<br>13235. Eislington Rd<br>Cedarville, MI 49719 | SAME |

**TAX MAP-PARCEL NUMBERS:** 117-15-A-92

Davidson County DEEDWARR
Recvd: 07/14/03 14:31 2pgs
Fees:13.00 Taxes:222.00
20030714-0098147

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$60,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Dorothy Ann Bracey, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Doug K. Yoder** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, & Lydia Yoder described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.C-112 of Green Hills Terrace Condominium Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 64 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Dorothy Ann Bracey by deed from Berdie B. Brantley of record in Book 10053, page 512 Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 5304, page 745, Book 7841 page 557; Book 9830, page 181, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 1900 Richard Jones Rd. C-112, Nashville, Tennessee 37215**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 12th day of May, 2003 .

Dorothy Ann Bracey

**State of** TENNESSEE
**County of** WILLIAMSON

On this 12th day of May, 2003 , before me the undersigned authority, personally appeared **Dorothy Ann Bracey** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

**State of** TENNESSEE
**County of** WILLIAMSON

My Commission Expires MAY 29, 2005

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $60,000.00

Affiant

Sworn and subscribed before me this 12th day of May, 2003

My Commission Expires: _____

DELLANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: AUGUST 25, 2005

Notary Public