Davidson County DEEDWARR
Recvd: 08/06/03 13:37 2pgs
Fees:13.00 Taxes:416.25

20030806-0111896

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Mandy Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2003.

Valerie House
Notary Public

MY COMMISSION EXPIRES: 7-4-04

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN.
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janelle Hoffer	Bank of America	143-3b-6-CO
(NAME) 6945 Highland Park Drive	(NAME) 200 S. College Street	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Charlotte, NC 28255	
(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,

JOHN W GAINES III, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANELLE HOFFER,

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 part of Harpeth Glen Condominium tract as shown on a plat of record in Plat Book 4675, Page 64, of the Register's Office of Davidson County, Tennessee; the property hereby conveyed being Unit No. 6945 on the section plat together with the accompanying carport as shown thereon, a family unit type No. 1, as shown and described by the Master Deed Establishing Horizontal Property Regime with respect to Harpeth Glen Condominium, including the Plan and the Administrative ByLaws recorded in Book 4546, Page 658, of the Register's Office for Davidson County, Tennessee, as amended in Book 4630, Page 504, of the Register's Office of Davidson County, Tennessee, and in Book 4675, Page 64, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John W Gaines III by Quitclaim Deed dated September 26, 1994 from NationsBank-Trustee of the Virginia Apple Gains Trust of record in Book 9481, Page 770, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6945 Highland Park Drive, Nashville, TN 37205

(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 31st day of July, 2003.

John W Gaines III

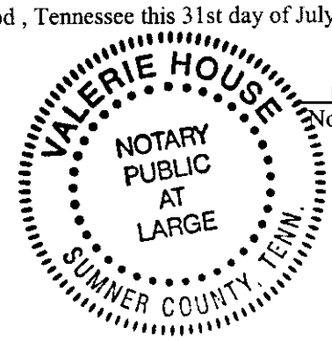
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W Gaines III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 31st day of July, 2003

Commission expires: 1/6/04



Valerie House
Notary Public