#6333
Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/03 11:58 2pgs
Fees:13.00 Taxes:414.40

20030811-0114055

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Linda Bruce Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2003.

Notary Public

Anthony F Coscia
My Commission CC921034
Expires March 21 2004

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 3/21/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles P. McCann	Charles P. McCann	161-14B-200
(NAME)	(NAME)	
200 Highland Villa Circle	200 Highland Villa Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Linda Bruce Haynes. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles P. McCann 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:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Highland Villa Condominiums, it's Horizontal Property Regime having been established by the Master Deed of record in Book 7278, Page 312, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Horne and wife, Ruby A. Horne by deed of record in Book 7350, Page 1, Register's Office for Davidson County, Tennessee. Charles A. Horne predeceased Ruby A. Horne. Ruby A. Horne died testate leaving property toLinda Faye Altom Bruce.(reference probate court of Davidson County No. 03P17.)

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ☐
This is improved ■ property, known as 200 Highland Villa Circle, Nashville, TN 37211
(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.

JUL-30-2003 13:51 ADVANTAGE TITLE 615 777 2015 P.02/03

Witness my/our hand(s) this 28th day of July, 2003.

Linda Bruce Haynes

Linda Bruce Haynes

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 Linda Faye Altom Bruce with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ orlando Florida this 28th day of July, 2003.

Commission expires: ~~May 28, 2006~~ 3/21/04

Notary Public

Anthony F Coscia
My Commission CC921034
Expires March 21 2004