WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/03 16:16 2pgs
Fees:13.00 Taxes:303.40

20030922-0140038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2003

Notary Public

MY COMMISSION EXPIRES: [redacted] 3-3-07

(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
Nancy Lifsey	Nancy Lifsey	135-12A-3
(NAME)	(NAME)	
2005 Nashboro Bolulevard		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, Sandra Elaine Echols and Priscilla Ann Hubbard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Lifsey, married 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:

Being Apartment Unit No. 2005 of Nashboro Village Twelve (12) Condominium created under section 64-2701, et. seq. As amended, Tennessee Code Annotated, and as established by a Master Deed, for Nashboro Village Twelve (12) Condominium, of record in Book 4827, Page 30, and amended in Book 6153, Page 252, Register's Office for said County, together with an undivided 1.51% interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Nashboro Village Twelve (12) Condominium, of record in Book 4615, Page 121, Register's Office for said County, for more complete identification and description of such Unit.

Being the same property conveyed to Elaine Richardson, unmarried, by deed of record in Instrument No. 20010502-0044336, re-recorded in Instrument No. 20010511-0048923, Register's Office for Davidson County, Tennessee. Elaine Richardson died intestate and leaving as her sole heirs at law her two daughters Sandra Elaine Echols and Priscilla Ann Hubbard.

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

This instrument is executed on behalf of Priscilla Ann Hubbard by Sandra Elaine Echols as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ✓, in the Register's Office for Davidson County, Tennessee.

✳ 20030922-0140037

unimproved ☐
This is improved ☒ property, known as 2005 Nashboro Blvd., Nashville, TN 37217
(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.

SEP-18-2003 15:57 ADVANTAGE TITLE 615 777 2015 P.08

Witness my/our hand(s) this 18th day of September, 2003.

Sandra Elaine Echols

Priscilla Ann Hubbard by Sandra Elaine Echols Atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of September, 2003, before me personally appeared Sandra Elaine Echols, the person who executed the foregoing instrument on behalf of Priscilla Ann Hubbard and who acknowledged that she executed the same as the free act and deed of the said Priscilla Ann Hubbard, through Power of Attorney granted her by the said Priscilla Ann Hubbard.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Elaine Echols 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 this 18th day of September, 2003.

Commission expires: May 28, 2006

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

Notary Public