WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/03 11:16 2pgs
Fees:13.00 Taxes:233.10
20030929-0143370

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$63,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 4, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Harding	Patricia Harding	135-08-0-A-841.00
(NAME)	(NAME)	
841 Longhunter Court	841 Longhunter Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 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, James Daugherty and wife Barbara Daugherty, FKA ~~nka~~ Railsback, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Patricia Harding, 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 Unit No. 841, Tract 19 Site Plan, Nashboro Village, Nineteen Condominiums, a condominium, as of record in Plat Book 5200, page 80, Register's Office For Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Railsback, unmarried by deed from Albert F. Oakes, III and wife Caroline R. Oakes dated May 14, 1990 and filed for record in Book 8114, page 209, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 5200, page 80, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 5333, page 957; Book 5465, page 561; Book 5469, page 840; Book 5588, page 429; Book 7751, page 907, said Register's Office.

c) Nashboro Village Homeowner's Association Charter as of record in Book 4828, page 834; Book 5344, page 959, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 841 Longhunter Court, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of September, 2003.

Barbara A. Daugherty nee Railsback

Barbara A. Daugherty nee Railsback

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, James Daugherty and Barbara Daugherty, with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 18th day of September, 2003.

Commission expires: March 4, 2007

Kandace N. Tomes Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.