Re-record to clarify vesting + clerical er

RE-RECORD 27A 183

Davidson County DEEDWARR
Recvd: 10/13/03 09:46 2pgs
Fees:13.00 Taxes:429.20
[redacted]
20031013-0151206

Davidson County DEEDWARR
Recvd: 10/27/03 10:07 2pgs
Fees:12.00 Taxes:0.00
20031027-0157791

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of September, 2003.

Notary Public

My Commission Expires: 10/25/03

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 10-25-03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Curtis M. Bol
830 Todd Preis Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-1613

MAP-PARCEL NUMBERS:
Map\Parcel: 142-09-O-A-37.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joey W. Forrester, a single man** hereinafter referred to as Grantors, hereby transfers and conveys to **Curtis M. Bol, married** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

*Curt M. Bol a/k/a

LAND in Davidson County, Tennessee, being a part of the Plan of Doral Country Villa Condominiums, Section 2, as of record in Plat Book 4860, Page 122, Register's Office for said County, the part hereby described as follows:

BEING Unit No. 27B on said Plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251 and Book 5124, Page 165 and a made applicable to Section 2, in Book 5048, Page 715, Register's Office for Davidson County, Tennessee.

Being the same property to Joey W. Forrester, a single man by Warranty Deed from Abram C. Shmerling and wife, Frances Shmerling of record at Instrument No. 20000317-0027494, Register's Office for Davidson County, Tennessee, dated March 15, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4860, Page 122, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5011, Page 395; Book 5015, Page 251; Book 5048, Page 715; Book 5124, Page 165, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5220, Page 112, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 5400, Page 89, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

.CV PARA#=PARA#+1 &PARA#&. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 830 Todd Preis Drive, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 29th day of September, 2003.

Joey W. Forrester

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 Joey W. Forrester, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2003.

Notary Public

My Commission Expires: 11-20-05

09103-BW