23-1092

WARRANTY DEED

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/11/03 15:02 2pgs
Fees:13.00 Taxes:532.80

20031111-0165155

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,000.00**

X P. Lett
Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: March 4, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Pinto	Franklin American Mortgage Company	142-09-0-E-069.00 CO
(NAME) 1270 General George Patton Road	(NAME) 501 Corporate Centre Dr. Ste 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 3706	
(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, **Jessie M. Doyle, single, f/k/a Jessie M. Booth**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William B. Pinto,** 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. :

Being Unit No. 1270, together with a carport designated No. 1270-C, on the Plan of River Plantation Condominiums, Section VII, Phase I, as of record in Plat Book 5200, pages 705-706 and as set out in Master Deed 6226, page 9, Register's Office for Davidson County, Tennessee, to which plan references are hereby made for a more complete description.

Being the same property conveyed to Jessie M. Booth by deed from Haury & Smith Contractors, Inc. dated July 2, 1986 and filed for record on July 10, 1986 in Book 6913, page 616, Register's Office for Davidson County, Tennessee. The said Jessie M. Booth having since married to Vernon Doyle, now deceased. Jessie M. Booth is now known as Jessie M. Doyle.

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, pages 705-06, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 6226, page 9; Book 7389, page 924; Book 7389, page 941; Book 9247, page 951; Book 9780, page 284; Book 10024, page 409; Book 10417, page 348, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1270 General George Patton Road Condominium 1270, Nashville, TN 37221
(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 31st day of October, 2003.

Jessie M. Doyle, f/k/a Booth
Jessie M. Doyle
by Sara B. Pratt, attorney in fact

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, Jessie M. Booth, a single person, n/k/a Jessie M. Doyle, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31st day of October, 2003.

Commission expires: March 4, 2007

Kandace Tomes Notary Public

