WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/03 12:42 1pgs
Fees:13.00 Taxes:536.50

20031126-0171991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J. Michael Morgan
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

J. Michael Morgan
NOTARY PUBLIC AT LARGE
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita Hogan	~~SAME~~ SunTrust Mortgage, Inc.	117-7-D/15.00
(NAME)	(NAME)	
311 Robinhood Road ~~108 Matthew Lane~~	201 Fourth Ave. ~~SAME~~ N., 7th Floor	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 ~~Nashville, TN 37215~~	Nashville, TN ~~SAME~~ 37219	
(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, **Richard F. Smith, single**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anita Hogan, a Single person,**, 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. 15 as shown on the Plat of Park Creek Condominiums, of record in Book 5200, page 719, as amended in Book 6250, page 253, Register's Office for Davidson County, TN, together with an undivided interest in the common elements of the Park Green Homeowners' Association, all as described in Book 6247, page 872, as amended in Book 6453, page 717, ET seq., SAIOD Register's Office.

Being the same property conveyed to Richard F. Smith, a single person, by Deed from Richard F. Smith, Margaret C. McFarland and Cecilia V. McFarland, dated 8/20/99, of record in Book 11649, page 989, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 108 Matthew Lane, Nashville, TN 37215

(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.

Witness our/my hands this NOV. 21, 2003

Richard F. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared RICHARD F. SMITH the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at NASHVILLE, Tennessee this 21st day of NOV. 2003

Commission expires:

Notary Public

J. Michael Morgan
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE