(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/03 10:34 2pgs
Fees:13.00 Taxes:699.95
20031201-0172344

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,175.00

Lynn Manzelmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2003.

Melanie D. Harris
Notary Public

MY COMMISSION EXPIRES: 1-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn Manzelmann	Ivanhoe Financial, Inc.	Map 103-09-A Parcel 30 CO
(NAME)	(NAME)	
5743 Knob Road #3	604 Courtland Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Orlando, FL 32804	
(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, O.D. Bailey and Annette O. Bailey, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn Manzelmann, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, **being Lot 45 Unit 3, on the Plan of Hillwood Place Condominiums,** a horizontal property regime established by Master Deed of record in Book 6517, page 916 and a plat of which is of record in Book 6517, page 980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patti A. Becker by deed from Constance S. Wilkison, now Nelson, and husband, Steven E. Nelson of record in Book 9208, page 781, dated December 30, 1993, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to O.D. Bailey and Annette O. Bailey husband and wife, from Patti A. Becker, unmarried by warranty deed dated February 19, 2003 of record in Instrument #200302260025534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Subject to matters as shown on the Plat of Hillwood Place Condominiums of record in the Master Deed in Book 6517, page 980, Register's Office for Davidson County, Tennessee; (2) Master deed for Hillwood Place Condominiums, a horizontal regime of record in Book 6517, page 916, Register's Office for Davidson County, Tennessee; (3) Charter for Hillwood Place Homeowner's Association of record in Book 6788, page 622, amended in Book 7605, page 190 and amended in Book 7894, page 512, Register's Office for Davidson County, Tennessee; (4) Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewer easements of record in Book 4298, page 779, Register's Office for Davidson County, Tennessee; (5) Restrictions contained in instrument of record in Book 3312, page 104, Register's Office for Davidson County, Tennessee; (6) 2003 taxes have been prorated as of the date of this instrument with Grantee paying said prorata part thereof to Grantor who will be responsible for the payment of said taxes .

unimproved ☐

This is improved ☒ property, known as 5743 Knob Rd. #3, Nashville, TN 37209
(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 hands this 25th day of November, 2003.

Annette O. Bailey
O.D. Bailey attorney in fact
Annette O. Bailey

O. D. Bailey
O. D. Bailey

BY: _____
O.D. Bailey, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, O.D. Bailey, Attorney-in-Fact, for Annette O. Bailey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Annette O. Bailey, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument # 2003 1201017 2843 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 25th day of November, 2003.

(Seal)

Notary Public My Commission Expires: 1-2506

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared O.D. Bailey, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 25th day of November, 2003.

Commission expires: 1-2506

Notary Public