File [redacted]0858

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur J. Pforr and Martha J. Pforr	Fieldstone Mortgage Company	Map 86-11-A
(NAME) 204 Raintree Dr.	(NAME) 11000 Broken Land Parkway	Parcel 073.00 CO
(ADDRESS) Hermitage TN 37076	(ADDRESS) Columbia, MD 21044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **CAROLYN J. GARLITS, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ARTHUR J. PFORR AND MARTHA J. PFORR HUSBAND AND WIFE**, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 1, Building No. 13, in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, as amended and as established by a Master Deed of record in Book 4753, Page 140, as amended and modified by a Deed of Amendment of record in Book 4980, Page 376, Register's Office for Davidson County, Tennessee, and further amended in Book 5165, Page 781, and Book 5172, Page 77, Register's Office for said County, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase 11 and 11-A, as of record in Book 4860, Pages 62 through 64, said Register's Office, to which reference is hereby made. Garage No. 13-1 is a limited common element for the exclusive use of the occupant of said Unit.

Being the same property conveyed to Carolyn J. Garlits, unmarried by Warranty Deed dated March 11, 2002 of record in Instrument No. 20020313-0031772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: By-Laws of record in Book 4753, Page 153, revised in Book 5122, Page 878, Book 6299, Page 970 and in Book 10382, Page 556; Master Deed of record in Book 4753, Page 140, amended in Book 5165, Page 781 and in Book 5172, Page 77; Charter for Raintree Village Homeowners' Association of record in Book 5088, Page 854; Easements of record in Book 5193, Page 821, Book 5578, Page 752 and in Book 9418, Page 950, any and all matters shown on plat of record in Plat Book 4860, Pages 62-64; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 204 Raintree Dr., Hermitage, TN 37076
(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 Grantor covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenant and binds herself, her heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 12/17/03 08:19 2 pgs
Fees:13.00 Taxes:314.50

20031217-0179809

Witness my hand this 15th day of December, 2003.

Carolyn J. Garlits

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Carolyn J. Garlits, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of December, 2003.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076