WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 14:48 2pgs
Fees:13.00 Taxes:270.10

20031230-0184047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: May 23, 2006.
(AFFIX SEAL)

Brenda S. Lane NOTARY PUBLIC State of Tennessee

THIS INSTRUMENT WAS PREPARED BY
First National Title of Nashville, LLC, 1130 8th Avenue South, Suite 303, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Runyeon & Linda S. Simmons	Ronald D. Runyeon & Linda S. Simmons	Map 103-16-E
(NAME) P.O. Box 90617	(NAME) P.O. Box 90617	Parcel 23
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, **JANE M. GARRETT, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD D. RUNYEON AND LINDA SUE SIMMONS, 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:

Land in Davidson County, Tennessee, being Unit No. 23, on the Plan of Whitland Place Condominiums, as of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jane M. Garrett, by Warranty Deed from Kenneth W. Thomas, a single man, dated May 3, 2003, of record in Instrument No. 20020508-0056784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Property taxes and special assessments which have been prorated and assumed by the Grantee herein; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3901 Whitland Ave. Condominium 23, Nashville, TN 37205
(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 my hand this 19th day of December, 2003.

JANE M. GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brenda S. Lane, a Notary Public in and for said State and County, Jane M. Garrett, a single person, the within named bargainor(s), with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged under oath that he/she/they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and official seal at 1130 8th Avenue South, Nashville, Tennessee, 37203, on this 19th day of December, 2003.

Commission expires: May 23, 2006

NOTARY PUBLIC

Brenda S. Lane
NOTARY
PUBLIC
State of Tennessee