Davidson County DEEDWARR
Recvd: 01/06/04 13:23 3pgs
Fees:18.00 Taxes:666.00

20040106-0002021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: 6/15/05

(AFFIX SEAL)

DAPHNE D. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 214 Second Avenue North, Suite 103, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Betty	Green Point Mortgage Funding, Inc.	104-2K-1CO
(NAME)	(NAME)	
3137 Parthenon Ave., #1	5032 Parkway Plaza	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Charlotte, NC 28217	
(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,

KENT B. THOMAS AND WIFE, JENNIFER S. THOMAS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIMBERLY A. BETTY, 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:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3137 Parthenon Ave. # 1, Nashville, TN 37203

(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/our hand(s) this 2nd day of January, 2004.

Kent B. Thomas

Jennifer S. Thomas

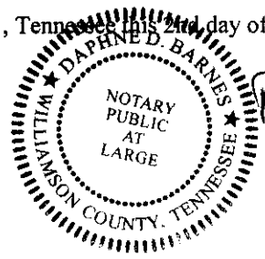
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent B. Thomas and wife, Jennifer S. Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 2nd day of January, 2004

Commission expires: 6/5/05



Notary Public

File No.: 422

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit 1 on the Plan of The Courtyard Condominiums as of record in Book 7136, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, and as shown on exhibit in Master Deed of record in Book 7136, page 204 and amended in Book 7213, page 126, Register's Office for said County.

Being the same property conveyed Kent B. Thomas and wife, Jennifer S. Thomas by deed from M & M Partners, Inc., of record in Book 11664, page 463, Register's Office for Davidson County, Tennessee.