Davidson County DEEDWARR
Recvd: 02/09/04 13:41 2pgs
Fees:13.00 Taxes:1313.50
20040209-0015437

WARRANTY DEED

CARLA R. [illegible] NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Tammy Thurlkill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 2·8·07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna E. Milano	Donna E. Milano	Part of Map 104-2 Parcels 244,247,248 and 257
(NAME)	(NAME)	
1613 Tammany Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Baty Development Group, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donna E. Milano**, 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. 230 on Exhibit B of the Master Deed for The Row at 31st Condominiums of record in Instrument 20030430-0057670 and amended in Instrument 20040203-0012935, Register's Office of Davidson County, Tennessee. and amended in Instrument No. 20040206-0014724.

Being the same property conveyed to Donna E. Milano by warranty deed from Baty Development Group, LLC of record in Instrument [illegible] Register's Office for Davidson County, Tennessee. See Page 2 for source of title.

This is improved property known as 230 31st Avenue N. Nashville TN 37203.
This conveyance is subject to all lawful easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved ■ property, known as 230 31st Avenue North, 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 our hands this 3rd day of February, 2004.

Baty Development Group, LLC

By: [signature] 2/4/04

Attest:

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phillip Baty with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Baty Development Group, LLC the within named bargainer, a limited liability company, and that, Phillip Baty as such Chief Manager, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by Phillip Baty as such Chief Manager

Witness my hand and official seal this 3rd day of February, 2004.

My Commission Expires:_____

My Commission Expires Jan. 25, 2006

_____
Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number24010479
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Source of Title:

Being part of same property conveyed to Baty Development Group, LLC, in Instrument No. 20020401-0039108, Instrument No. 20020401-0039107 and in Instrument No. 20020401-0039108, Register's Office for Davidson County, Tennessee.