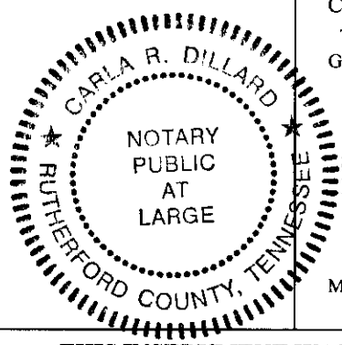
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-8-07

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 02/13/04 13:16 2pgs
Fees:13.00 Taxes:403.30

20040213-0017463

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha J. Shrubsole	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	142-09-A-35.00
(NAME) 836 Todd Preis Drive	(NAME) 111 Westwood Place	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood Tennessee 37027	
(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, Ina M. Baker Smith , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha J. Shrubsole , 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:

Unit No. 28B, Doral Country Villa Condominiums, Section 2, a Horizontal Property Regime, located at 836 Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of Doral Country Villa Condominiums, Section 2, recorded in Book 4860, Page 122, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5011, Page 395, amended in Book 5015, Page 251, and as made applicable to Section 2 in Book 5048, Page 715, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Doral County Villa Condominiums, Section 2, contained in the master Deed and By-Laws appended thereto, recorded in Book 5011, Page 395, amended in Book 5015, Page 251, and as made applicable to Section 2 in Book 5048, Page 715, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ina M. Baker by Warranty Deed dated August 27, 1979 from Benjamin M. Pillow, Jr. and wife, Devona B. Pillow of record in Book 5489, Page 397, Register's Office for Davidson County, Tennessee. The said Ina M. Baker having since married and being one and the same as Ina M. Baker Smith.

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 836 Todd Preis Drive, Nashville, TN 37221

(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 12th day of February, 2004.

Ina M. Baker Smith

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 Ina M. Baker Smith the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/12/2004

My Commission Expires: 6-9-07

Notary Public

File Number24010136
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

WENDY L LOCKE
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.