Davidson County DEEDWARR
Recvd: 02/25/04 12:26 2pgs
Fees:13.00 Taxes:518.00

20040225-0021445

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

x Kelli S Hewett
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of February, 2004.

Notary Public

My Commission Expires: 11/2/05

WILLIAMSON COUNTY, TN
K. THOMAS SIDWELL
Notary Public At Large

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kelli S. Hewett
114 Sloan Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Union Planters Bank
P.O. Box 2282
Memphis, TN 38101-2282

MAP-PARCEL NUMBERS:
103-08-B

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eunice Blair Floyd, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Kelli S. Hewett, an unmarried woman** hereinafter referred to as 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. 114, Building D, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase I, a horizontal property regime established by Master Deed, of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed. *

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee.

*Being the same property conveyed to Eunice Blair Floyd, unmarried, by Deed from Lynn A. Szuchan Miller, married, of record in Book 8719, page 49 Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7710, Page 805, and amended in Book 7895, page 173, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7376, page 580, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 114 Sloan Road, Nashville, Tennessee 37209.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 13th day of February, 2004.

Eunice Blair Floyd

**Eunice Blair Floyd**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eunice Blair Floyd, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2004.

WILLIAMSON COUNTY, TENNESSEE NOTARY PUBLIC THOMAS SIDWELL

Notary Public

My Commission Expires: 11/2/05

09999-BP