Davidson County DEEDWARR
Recvd: 02/26/04 11:09 2pgs
Fees:13.00 Taxes:312.65

20040226-0021873

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Krista D. Harned
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2004.

Sharon H. Riney
Notary Public

MY COMMISSION EXPIRES: May 27, 2007

(AFFIX SEAL)

SHARON H. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krista D. Harned	Countrywide Home Loans, Inc.	103-12-A-1.00CO
(NAME)	(NAME)	
4200 West End Avenue, Suite 101	2021 N. Gallatin Road, Suite 292	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Madison, TN 37115	
(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,

ROBIN JEAN ELY, UNMARRIED

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

KRISTA D. HARNED, 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:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Apartment No. 101, The Harding House, a Condominium of record in Book 4675, Page 60, Register's Office for Davidson County, Tennessee, to which plan is shown as Exhibit "A-1" to the Master Deed and By-Laws of record in Book 4759, Page 665, as amended in Book 4768, Page 818; Book 4979, Page 944; Book 5898, Page 767; and Book 5898, Page 769, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Robin Jean Ely by deed, dated June 3, 2002, from Mahlon Winston Grizzard, Jr. and Billy Margin Grizzard, of record in Instrument No. 20020604-0067115, Register's Office for Davidson County, Tennessee.

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 4200 West End Avenue #101, 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/our hand(s) this 23rd day of February, 2004.

Robin Jean Ely
Robin Jean Ely

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 Robin Jean Ely, 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 23rd day of February, 2004

Commission expires: May 27, 2007

Sharon L. Riney

Notary Public

