WARRANTY DEED

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/28/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/03/04 11:11 2pgs
Fees:13.00 Taxes:569.80

20040303-0024012

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer D. Cho	CTX MORTGAGE COMPANY	Map 171-03, Group B, Parcel 301.00
(NAME) 601 Old Hickory Blvd. #118	(NAME) 216 Centerview Drive, Suite 233	
(ADDRESS) Brentwood, TN 37027	(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, Marta M. Stinson , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer D. Cho, 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, being Unit No. 63 on the Plan of Phase Two, Section Seven, Townhomes of Frederickburg, as of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marta M. Stinson, an Unmarried Woman by Warranty Deed dated April 28, 2000 from Pulte Homes Tennessee, Limited Partnership of record in Instrument No. 20000501-0042961, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marta M. Stinson by deed from Pulte Homes Tennessee Limited Partnership of record in Instrument #200005010042961, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to all matters as set forth per Plat Book 9700, Page 957, Register's Office of said County.

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 601 Old Hickory Blvd. #118, Brentwood, TN 37027

(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 17th day of February, 2004.

Marta M. Stinson

STATE of Tennessee
COUNTY of ~~Davidson~~ Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marta M. Stinson 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 2/17/2004

My Commission Expires: 3-19-06

Notary Public

RACHEL DALLAS
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
MARCH 19, 2006
RUTHERFORD CO., TENNESSEE

File Number24010271

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695 President Place , Suite #202
Smyrna, TN 37167