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Buy 04

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/04 10:43 2pgs
Fees:13.00 Taxes:332.63

20040405-0037986

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$89,900.00.**

Affiant

Subscribed and sworn to before me this 1st day of April, 2004

Notary Public
My Commission Expires: 8/22/06

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tonya Goostree	SAME	136-10-0-B-022.00 CO
3512 Seneca Forest Drive		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patricia Boyer, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tonya Goostree, a unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee being Lot No. 45, Unit 45 on the plan of condominium site of Priest Lake Forest, Section Four, of record in Book 5200, page 573, as amended in Book 5200, page 574, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part herein by reference.

Being the same property conveyed to Patricia Boyer, married, by deed from Deirdre Dobbins-Sanchez, a single woman, on April 30, 2002, of record in Instrument Number 20020619-0074084, Register's Office for Davidson County, Tennessee. This property is non-owner occupies and has never been the Grantor's marital residence.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 573, and amended in Book 5200, page 574, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6021, page 99, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7948, page 628, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6123, page 175; and Book 6199, page 270, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3512 Seneca Forest Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 1, 2004.

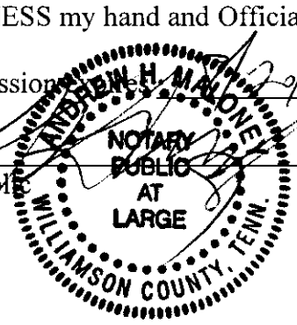
Patricia Boyer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia Boyer** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 1, 2004

My commission expires: 2-2-06



Notary Public