WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/04 11:46 2pgs
Fees:13.00 Taxes:277.50

20040405-0038082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Denise P Baltz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
12-19-04 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise P. Baltz	National Bank of Commerce	94-16-38.00
(NAME) 1517 Marwood Lane	(NAME) 115 29th Avenue South	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville Tennessee 37212	
(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, Dennis L. Baltz and Marie W. Baltz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denise P. Baltz, 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:

Being Lot No. 37 on the Plan of SPENCE CIRCLE, Section TWO, as of record in Plat Book 1835, Page 46, 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 Dennis L. Baltz and Marie W. Baltz by deed from Jed B. Clifton and wife, Debbie A. Clifton of record in Deed Book 9657, page 621, Register's Office for 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 1517 Marwood Lane, Nashville, TN 37210

(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 30th day of March, 2004.

Dennis L Baltz
Dennis L. Baltz

Marie W. Baltz

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 Dennis L. Baltz and Marie W. Baltz the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/30/2004

My Commission Expires: 12-19-04

Notary Public

File Number2403110
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075