Davidson County DEEDWARR
Recvd: 04/08/04 11:14 2pgs
Fees:13.00 Taxes:442.89

20040408-0040195

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,700.00

Johannah Magee Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Johannah Magee Wilson	Johannah Magee Wilson	103-08-B
324 Sloan Road	324 Sloan Road	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 324 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand Seven Hundred Dollars and Zero cents ($119,700.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Candace D. Flippo, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Johannah Magee Wilson, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 324 on the Plan of Parklane Condominiums, Phase V, Exhibit "B" to the Master Deed, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 7896, page 710, and amended in Book 7937, page 67, Register's Office for Davidson County, Tennessee, to which Exhibit "B" reference is hereby made for a complete description thereof.

BEING the same property conveyed to Candace D. Flippo, unmarried, by deed from Eleanor Anne Mark, unmarried, of record as Instrument No. 200008030077061 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☒

This is improved ☐ property, known as 324 Sloan Road, Nashville, TN 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 Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 7th day of April, 2004.

Candace D. Flippo

Candace D. Flippo

BY: Mitchell A. Watts

Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Candace D. Flippo, and acknowledged that he executed the same as the free act and deed of the said Candace D. Flippo.

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 2004.

Commission expires: 7/21/07

Stephanie J. McVay

Notary Public

