Box 13 #7540

# WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2006

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julie Conde | Coastal Capital Corp. | 141-15A-48 |
| (NAME) | (NAME) | |
| 7343 Rolling River Parkway | 220 Ponte Vedra Park Drive #200 | |
| (ADDRESS) | (ADDRESS) | |
| Bellevue, TN. 37221 | Ponte Vedra, FL 32082 | |
| (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, Linda Lynn Donaldson, Executrix of the Sandra Allen Long Estate, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie Conde and Husband, Adam Richard Conde, 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 Lot No. 26 on the Plan of Rolling River Estates, Section I, of record in Book 4860, Page 27, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Allen Long, unmarried, by deed of record in Book 5129, Page 554, Register's Office for Davidson County, Tennessee.

Sandra Allen Long having since died on November 13th, 2003, Testate, and Linda Lynn Donaldson, having been appointed Executrix of her Estate. Reference Davidson County Probated Court Docket No. 04-P-261.

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

unimproved ☐

This is improved ☒ property, known as 7343 Rolling River Parkway, Nashville, TN 37221

(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.

Davidson County DEEDWARR
Recvd: 04/12/04 14:20 2pgs
Fees:13.00 Taxes:603.10
20040412-0040980

Linda Lynn Donaldson, Executrix of the Sandra Allen Long Estate

By: Linda Lynn Donaldson
Linda Lynn Donaldson, Executrix of the Sandra Allen Long Estate

STATE OF ~~TENNESSEE~~ Nebraska

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Lynn Donaldson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 2004.

Commission expires:

GENERAL NOTARY-State of Nebraska
TERI E. BESTE
My Comm. Exp. Nov. 27, 2006

Teri E. Beste
Notary Public

MAR-25-2004 11:10 ADVANTAGE TITLE SL MD 1 615 292 9838 P.06