WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON *$133,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00 *

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/9/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Suite 235, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan S. Ward	Key Financial Corporation	131-1-O-D-134-CO
(NAME)	(NAME)	
5025 Hillsboro Road, Unit 17-L	8550 Ulmerton Road, Suite 132	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Largo, FL 33771	
(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, Mary Anne Dunlap, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan S. Ward, a single peson, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 134 also known as Unit 17-L on the plan of Georgetown Condominiums, of record in Book 5200, Page 456, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Anne Dunlap, a single person by deed from William D. Dryden and spouse, Kitty W. Dryden, of record in Book 9324, Page 450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Road 17-L, Nashville, TN 37215

(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 hand this 16th day of April, 2004.

Mary Anne Dunlap

Mary Anne Dunlap

Davidson County DEEDWARR
Recvd: 04/20/04 10:56 2pgs
Fees:13.00 Taxes:492.10

20040420-0044546

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 16th day of April, 2004 before me, a Notary Public in and for the State and County aforesaid, personally appeared Mary Anne Dunlap, known to me or satisfactorily proven to be the person whose name I subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

Witness my hand and official seal this 16th day of April, 2004.

Rachel Dallas

Notary Public

My commission expires: 3-19-04

