Davidson County DEEDWARR
Recvd: 05/19/04 08:12 2 pgs
Fees:13.00 Taxes:434.75

20040519-0058483

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,500.00**.

Melanie J. Bridges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE MAY 14, 2004.

Louise N. Turpin
Notary Public

MY COMMISSION EXPIRES: 3/11/06
(AFFIX SEAL)

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie J. Bridges	Union Planters Bank, N.A.	Map 160-14D, Parcel 043.00CO
5784 Stonebrook Drive	P.O. Box 2282	6DU 79584
Brentwood, Tennessee 37027	Memphis, Tennessee 38101-2282	
(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, **VALERIE R. NIELSEN AND HUSBAND, PAUL NATHAN NIELSEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE J. BRIDGES, AN UNMARRIED WOMAN** , 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 unit in Davidson County, Tennessee described as follows: Unit No. 5784 in a Horizontal Property Regime as shown on the condominium site plan of Brentwood Trace Condominiums, Section II, as of record in Plat Book 5200, Page's 376 & 377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Valerie R. Burrer by deed from Floyd Paul Fuller and wife, Elizabeth B. Fuller of record in Instrument #20001009-0100185, Register's Office, Davidson County, Tennessee.
Valerie R. Burrer and Valerie R. Nielsen is one and the same person.
Paul Nathan Nielsen herein joins to convey any and all rights and interests he may have, if any.
This is the same description as in previous deed of record.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums, Section II, as of record in Plat Book 5200, Page's 376 & 377, and Master Deed of record in Book 5818, Page 915 and By-Laws of record in Book 5818, Page 925 as amended in Book 5868, Page 70, said Register's Office.
This conveyance is subject to notes on the plat of record in Plat Book 5200, Page's 376 & 377, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 5784 Stonebrook Drive, Brentwood, TN 37027

(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 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 May 14, 2004.

Valerie R. Nielsen

Paul Nathan Nielsen

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Valerie R. Nielsen and husband, Paul Nathan Nielsen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this May 14, 2004

Commission expires: 3/11/06

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE