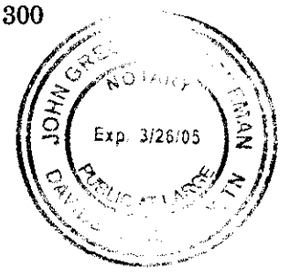
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer Bibeau | America's Wholesale Lender | |
| (NAME) | (NAME) | |
| 1900 Richard Jones Road, No. B-104 | P.O. Box 10212 | 117-15-A-60.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Van Nuys, CA 91410 | |
| (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, **JACK N. TUTTERROW AND WIFE, VICTORIA B. TUTTERROW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER BIBEAU, AN UNMARRIED PERSON**, 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, known as Parcel No. 60, being Unit B-104 in a Horizontal Property Regime located on the Plan of The Green Hills Terrace of record in Book 5200, page 64, Register's Office for said County, and as established by the Master Deed and attendent By-Laws for The Green Hills Terrace of record in Book 5304, pages 702 and 745, as amended in Book 7841, page 557, said Register's Office to which reference is here made.

Being the same property conveyed to Jack N. Tutterrow and wife, Victoria B. Tutterrow, by deed from Third National Bank in Nashville, Agent for West End Homes for Ladies, dated June 10, 1985, of record in Book 6578, page 270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (A) 2004 property taxes which have been prorated assumed by Grantee herein; (B) Master Deed of The Green Hills Terrace, of record in Book 5304, page 702 and 745, as amended in Book 7841, page 557, said Register's Office; (C) First Amendment to Bylaws of record in Book 9830, page 181, said Register's Office; (D) Restrictive Covenants of record in Book 11362, page 463, said Register's Office; (E) All matters shown on the plat of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Road Condominium B-104, 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 our hands this 19th day of May, 2004.

Davidson County DEEDWARR
Recvd: 05/21/04 12:44 2pgs
Fees:13.00 Taxes:236.80

20040521-0059976

Jack N. Tutterrow by K Montgomery Attorney In Fact
Jack N. Tutterrow,
BY: Kevin Montgomery, Attorney-in-Fact

Victoria B. Tutterrow by K Montgomery Attorney In Fact
Victoria B. Tutterrow,
BY: Kevin Montgomery, 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, Kevin Montgomery, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Victoria B. Tutterrow and Jack N. Tutterrow, the bargainors, and who acknowledged that he executed the same as the free act and deed of Victoria B. Tutterrow and Jack N. Tutterrow.

Witness my hand and Official seal on this 19th day of May, 2004.

Comm. Expires: 5/23/06

Brenda S Lane
Notary Public

