File Box 8

Davidson County DEEDWARR
Recvd: 05/24/04 11:00 3pgs
Fees:18.00 Taxes:712.25

20040524-0060483

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 192,500.00

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Kaplan	SunTrust Mortgage, Inc.	128-12-N-052
(NAME) 320 Old Hickory Boulevard #1008	(NAME) 201 4th Avenue North	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	
(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,

CELIA ANN HOLLAND PRENTICE, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL KAPLAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Celia Ann Holland, unmarried by Deed of record in Instrument Number 20020508-0057025, Register's Office for Davidson County, Tennessee. Celia Ann Holland having since married and now being known as Celia Ann Holland Prentice. Erik Prentice joins in this conveyance to relinquish any rights he may have in and to the property herein described by virtue of marriage to Celia Ann Holland Prentice.

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 320 Old Hickory Boulevard #1008, 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.

Witness my/our hand(s) this 21st day of May, 2004.

Celia Ann Holland Prentice

Erik Prentice by Celia Ann H. Prentice

Erik Prentice by Celia Ann H. Prentice, Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Celia Ann Holland Prentice, 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 Brentwood , Tennessee this 21st day of May, 2004

Commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sharon L. Riney

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Celia Ann H. Prentice, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Erik Prentice, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Erik Prentice. WITNESS my hand and Notarial Seal this 21st day of May, 2004.

Sharon L. Riney

Notary Public

My Commission Expires
5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Exhibit "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 52 Building No. 10 of Section 8, Phase 1A Eagle Ridge at the Reserve Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Document No.20011011-0110875 amended in Document No. 20020313-0031653, Register's Office for said County , to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to the Borrower herein from Celia Ann Holland Prentice by deed of even date and being filed for record concurrently herewith in _____, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Document No. 20011011-0110875 amended in Document No. 20020313-0031653 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record Document No. 20011011-0110875 amended in Document No. 20020313-0031653, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

MC