Davidson County DEEDWARR
Recvd: 05/25/04 10:37 2pgs
Fees:13.00 Taxes:171.13

20040525-0061226

WARRANTY DEED

B-AFG-04-0323

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,250.00

Affiant

Subscribed and sworn to before me this 14th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh Painter	Oakmont Mortgage Company, Inc.	
323 Forrest Park Road, Unit 4-7 (ADDRESS)	(NAME) 5445 Triangle Parkway, Suite 100 (ADDRESS)	43-13-A-47 CO
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Norcross, GA 30092 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY A. THORNHILL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEIGH PAINTER, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit 4-7 of RobinHood Condominium as created under Title 64, Sections 2701, et-seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made of the Plat of RobinHood Condominium Apartments, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Jeffrey A. Thornhill, an unmarried person, by Quitclaim Deed dated June 22, 1992 and filed for record on July 1, 1992 in Book 8666, Page 881, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 5383, Page 314, in the Register's Office for Davidson, Tennessee.

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 3436, page 486, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forfeiture or reversion of title.

By-Laws filed of record in Book 4388, Page 524, Book 6569, Page 149 and Book 11399, Page 660, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all Restrictions and Easements as shown of record.

unimproved ( )
This is improved (X) property, known as 323 Forrest Park Road, Unit 4-7, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of May, 2004.

Jeffrey A. Thornhill

MARIA ANDRUSCHENKO-THORNHILL

STATE OF Tennessee
COUNTY OF Davidson

*and Maria Andruschenko-Thornhill

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Thornhill*, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2004.

Notary Public

My Commission Expires:

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903