WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 6/5/05
(AFFIX SEAL)

DAPHNE D. BARNES NOTARY PUBLIC AT LARGE TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/03/04 15:44 2pgs
Fees:13.00 Taxes:684.50

20040603-0065656

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Boulevard, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne P. Nabors	Legends Mortgage, Inc.	143-02-C-040.00
(NAME)	(NAME)	
673 Harpeth Trace Drive	1143 Columbia Ave. Suite C-11	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Franklin, TN 37064	
(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,

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

Anne P. Nabors, 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:

Land in the 2nd Civil District of Davidson County, Tennessee, being Unit 40, Harpeth Knoll Planned Unit Development, as in Book 5200 page 764, Register's Office of Davidson County, Tennessee.

Matters shown on the Plan of record in Book 5200, page 764, said Register's Office.

Declarations and Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6280, page 478, said Register's Office.

Charter of Harpeth Knoll Homeowners Association of record in Book 6272, page 636, said Register's Office.

By-Laws of record in Book 6280, page 486, said Register's Office.

Electrical Pad Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7465, page 719, said Register's Office.

Being the same property conveyed to Anne Lindsey Strait, by deed from Amy Elizabeth Thomas, married, on June 27, 2002, of record as Instrument No. 20020703-0080582, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 673 Harpeth Trace Drive, 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 hand this 28th day of May, 2004.

Anne Lindsey Strait

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne Lindsey Strait, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 27th day of May, 2004.

Notary Public

My Commission Expires: 3/25/06