WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/04 10:28 3pgs
Fees:18.00 Taxes:543.90

20040623-0074387

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$147,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin Ehst	Kristin Ehst	91-14-A-1.00CO
(NAME)	(NAME)	
229-B Orlando Avenue	Orlando Avenue 229-B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Kristin M. Hayes, an unmarried person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Kristin Ehst, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Master Deed and By-laws of record in Instrument No. 20020529-0065179, said Register's Office.

b) Charter of Orlando Place Condominiums Homeowners Association, Inc. of record in Instrument No. 20020529-0065172, said Register's Office.

c) Quitclaim Deed for "common elements" to Orlando Place Condominiums Homeowners Association, Inc. of record in Instrument No. 20020729-0090340, said Register's Office.

unimproved ☐

This is improved ☒ property, known as Orlando Avenue 229-B, Nashville, TN 37209

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of June, 2004.

X Kristin M. Hayes
Kristin M. Hayes

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Kristin M. Hayes, an unmarried person, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 21st day of June, 2004.

Commission expires: 1-16-08

Susan B. Mott

Notary Public

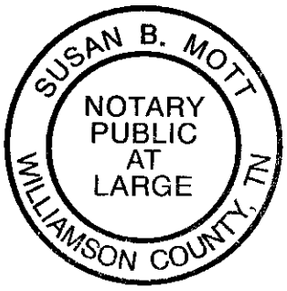


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 229-B of Orlando Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Instrument No. 20020529-0065179, Register's Office for Davidson County, Tennessee, includingwithout limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Orlando Place Condominiums, for placement of Units, as shown on Exhibit "A" to the Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to Kristen M. Hayes, an unmarried person by Deed from Shamrock Holdings, Inc., a Tennessee Corporation and was dated February 21, 2003 and filed for record in Instrument No 20030226-0025319, Register's Office for Davidson County, Tennessee.