63

Reality Title 48-A

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF WILSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JUNE, 2004.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 5/4/05<br>(AFFIX SEAL) |
|---|---|

Davidson County DEEDWARR
Recvd: 06/30/04 15:10 2pgs
Fees:13.00 Taxes:247.90
20040630-0078000

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher J Ing | SunTrust Mortgage, Inc. | Map 96 |
| (NAME)<br>222 Hickory Hill Court | (NAME)<br>201 Fourth Avenue North 7th Floor | Group 07-0-A |
| (ADDRESS)<br>Nashville, TN 37214 | (ADDRESS)<br>Nashville, TN 37219 | Parcel 1 |
| (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,**

**Joni L. House Smith and husband Larry Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher J Ing, unmarried , 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:**

Being Lot No. 7, Unit No. 4 on the Plan of Bianca Square Condominiums of record in Book 5800, Page 103 as amended in Book 5200, Page 663, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joni L. House by deed from David R Crowell and Brenda Crowell of record in Deed Book 10393, page 814, Register's Office for said County. Joni L House having since married now known as Joni l Smith.

Larry Smith joins in this conveyance to convey any and all rights he may have in this property.

By-Laws as shown of record in Book 6162, Page 195 and Book 6225, Page 906, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6168, Page 507, Register's Office for said County.

Master Deed as shown of record in Book 6162, Page 195, Book 6165, Page 566 and Book 9885, Page 208, Register's Office for said County.

Subject to Homeowner's Association Dues.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 222 Hickory Hill Court, Nashville, TN 37214

(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 18th day of June, 2004.

Joni L. House Smith
By: Pam Salas, Attorney-in-fact

Larry Smith
By: Pam Salas, Attorney-in-fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 25th day of June, 2004, before me personally appeared Pam Salas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joni L. House Smith and Larry Smith, and who acknowledged that they executed the same as the free act and deed of the said Joni L. House Smith and Larry Smith by virtue of that Power of Attorney, duly executed by the said Joni L. House Smith and Larry Smith and appearing of record in Instruement Number # 20040630-0077999 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 25th day of June, 2004.

My Commission Expires: 11-16-05

Notary Public

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**File Number2405329**

**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122