File Box 8

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Carolyn R Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2004.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/06/04 15:10 2pgs
Fees:13.00 Taxes:795.50
20040706-0080067

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Stefanie A. Lindquist	AmSouth Bank P.O. Box 57046 Irvine, CA 92619-7048	104-13-0-A
401 Bowlling Avenue #25		GROUP
Nashville, Tennessee 37205		PARCEL 28.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********Two Hundred Fifteen Thousand Dollars and Zero Cents ($215,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carolyn R. Tate, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Stefanie A. Lindquist, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Building Site No. 28 on the Plat of Richmeade Place, Section 1, as of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Carolyn R. Tate, unmarried, by deed from Annette L. Cardon of record as Instrument No. 20020628-0078293 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: 2004 county property taxes which have been prorated and assumed by the Grantee, all matters shown on the plan of record in Plat Book 4860, page 44, said Register's Office, the Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, and as amended in Book 5036, page 338, and Book 5213, page 945 and supplemented in Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, said Register's Office and the Charter of Richmeade Place Homeowners Association, Inc. of record in Book 4942, page 633, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 401 Bowling Avenue #25, Nashville, TN 37205

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 1st day of July, 2004.

Carolyn R. Tate

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Carolyn R. Tate, the 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 Nashville, Tennessee this 1st day of July, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

