WARRANTY DEED

STAR OVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7-21-07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Domenick M. Latella	Domenick M. Latella	
(NAME) 516 Macfie Condominium 181-B	(NAME) 516 Macfie Condominium 181-B	34-13-325
(ADDRESS) Madison, TN	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040957

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Patricia Ann Ward, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Domenick M. Latella**, unmarried, 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. :

Land in Davidson County, Tennessee, being Lot No. 181B on the Plan of Zone Lot Division of all lots in Phase One, Cedar Bluff Subdivision, of record in Plat Book 6250, pages 836 and 837, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Patricia Ann Ward by deed from Ameriquest Mortgage Company dated February 2, 2000 and filed of record in Instrument No. 20000215-0015182, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 516 Macfie Condominium 181-B, Madison, TN 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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 myself, 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 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.

Davidson County DEEDWARR
Recvd: 07/12/04 13:23 2pgs
Fees:13.00 Taxes:310.43
20040712-0082609

Witness my hand this 30th day of June, 2004.

Patricia Ann Ward

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Patricia Ann Ward, the bargainor(s), 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 Hendersonville, Tennessee this 30th day of June, 2004.

Commission expires:

STAR OVERTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires 7-21-07

Notary Public