WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-7-04

(OFFICIAL SEAL)

ROBERT M. MOFFITT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/13/04 09:22 2pgs
Fees:13.00 Taxes:381.10

20040713-0083077

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4152

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance Shawn Andrew	Pinnacle National Bank	162-09-0-B-006.00CO
(NAME)	(NAME)	
5601 Country Drive Unit 208	211 Commerce St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(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, Linda C. Lynch and James D. Carroll, as individuals and as Trustees, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lance Shawn Andrew, 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:

A certain Condominium Apartment in Davidson County, Tennessee described as follows to-wit:

Townhouse No. 208, Building No. 17, including the garage, in a Horizontal Property Regime as shown on the Plan of 4th Revised, Phase 3, Hickory Valley Condominiums of record in Book 5200, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alene Carroll, unmarried, by Warranty Deed from John L. Simmons and wife, Margaret M. Simmons, dated September 26, 1985, of record in Book 6678, Page 44, Register's Office for Davidson County, Tennessee. Alene Carroll having since died August 21, 2003. Same property being further conveyed to Howard M. Anderson, Trustee by Last Will and Testament of Alene A. Carroll, of record in Docket No. 03P1456 on September 11, 2003, Davidson County Probate Court, Davidson County, Tennessee. The said Howard M. Anderson being unwilling to serve as Trustee relinquishes his duty to Linda C. Lynch and James D. Carroll as alternate Trustees.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5601 Country Drive Unit 208, Nashville, TN 37211

(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 our hands this 28th day of June, 2004.

Linda C. Lynch as an individual and as Trustee

James D. Carroll as an individual and as Trustee

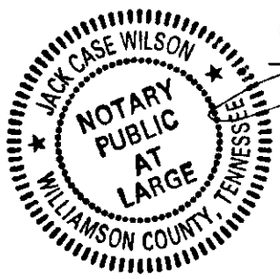
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda C. Lynch and James D. Carroll, as individuals and as Trustees the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2004.

Commission expires: 4/6/06



Notary Public

RETURN TO:

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Ste. 150
Brentwood, Tennessee 37027