24-1-281

WARRANTY DEED

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place, Suite #202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 07/20/04 15:10 2pgs
Fees:13.00 Taxes:310.43

20040720-0086753

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Reinholtz Carrie E. Kerna	Century 21 Mortgage	162-09-0-A-57
(NAME) 5510 Country Drive, Unit #57	(NAME) 2001 Bishops Gate Blvd	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Mount Laurel, NJ 08054	
(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, **Nancy Sue Armentrout, an Unmarried Person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd A. Reinholtz, An Unmarried Person, and Carrie E. Kerna, An Unmarried Person, both as joint tenants with rights of survivorship**, 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 Townhouse No. 57, Building 8, Hickory Valley Condominiums, Phase 2 as shown by plat of record in Plat Book 4460, page 133, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nancy Sue Armentrout by deed from Arnold F. Alexander and wife, Linda J. Alexander of record in Deed Book 10054, page 150, and recorded on 5/20/96 in the Register's Office for said County.

Subject to all matters as set forth per Plat Book 4460, Page 133, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7980, Page 470, Register's Office for said County.

Easement as shown of record in Deed Book 5606, Page 663, and in Deed Book 4842, Page 979 Register's Office for said County.

Master Deed of record in Books 4659, Page 32 and 4937, Page 429 Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 4659, Page 39, Register's Office for said County.

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 5510 Country Drive, Unit #57, 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 my/our hand(s) this 14th day of July, 2004.

Nancy Sue Armentrout

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Sue Armentrout, 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 this 14th day of July, 2004.

My Commission Expires: 5-23-05

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

Notary Public

File Number2407121
RETURN TO:
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695 President Place , Suite #202
Smyrna, TN 37167