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# WARRANTY DEED

JENNIFER CROWELL
NOTARY PUBLIC AT LARGE
LEWIS COUNTY, TN
JENNIFER CROWELL
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

April Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

Jennifer Crowell
Notary Public ~~I. DYKE TATUM~~

MY COMMISSION EXPIRES: ~~May 29, 2005~~.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ANNE THOMAS CLAYTON | New Owner | |
| (NAME) | (NAME) | 142-8-B-73CO |
| 911 HOLLY FOREST | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37221 | , | |
| (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, **CHRISTOPHER CONNELL PURI AND WIFE, MELISSA S. PURI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE THOMAS CLAYTON**, 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 A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 73 OF THE CORONADA TOWN HOME CONDOMINIUMS, PHASE III, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET/ SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR CORONADA TOWN HOME CONDOMINIUMS, OF RECORD IN BOOK 4901, PAGE 679, AND IN BOOK 5202, PAGE 329, AND IN BOOK 5306, PAGE 241, BOOK 5522, PAGE 675, AND BOOK 5869, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 4901, PAGE 702, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF CORONADA TOWN HOME CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 67, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER CONNELL PURI AND WIFE, MELISSA S. PURI, BY QUITCLAIM DEED FROM KATHY HAND, TRUSTEE, OF RECORD IN INSTRUMENT NO. 20030415-0049814 AND RE-RECORDED IN INSTRUMENT NO. 20030429-0057011, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 911 HOLLY FOREST, NASHVILLE, TN 37221

(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 15th day of July, 2004.

Davidson County DEEDWARR
Recvd: 07/26/04 12:24 2pgs
Fees:13.00 Taxes:554.63
20040726-0088965

Christopher Connell Puri
CHRISTOPHER CONNELL PURI

MELISSA S. PURI

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 **CHRISTOPHER CONNELL PURI AND WIFE, MELISSA S. PURI** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **THEY** executed the within instrument for the purposes therein contained. Witness my hand and Official seal at Nashville, Tennessee, this 15TH DAY OF JULY, 2004.

Commission expires: 05/29/05

Notary Public **I. Dyke Tatum, Attorney**

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN