WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/04 14:04 2pgs
Fees:13.00 Taxes:325.23

20040730-0091596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Affiant

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~May 30, 2007~~ 1/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrice Villines	Union Planters Mortgage	136-3C68
(NAME)	(NAME)	
3858 Priest Lake Drive	P.O. Box 1718	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Memphis, TN 38101-1718	
(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, Barbara S. Gardner and Lisa M. Pratt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrice Villines, an unmarried person, 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, being Unit No. 12, located in Lot 7 of Heritage Village of Priest Lake Park Condominiums, of record in Book 4860, Page 98, Register's Office for Davidson County, Tennessee, and by Master Deed of record in Book 5097, Page 855, as amended in Book 5192, Page 243, and again in Book 5292, Page 747. said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara S. Gardner, unmarried and Lisa M. Pratt, unmarried, by deed of record in Instrument No. 20030709-0094681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3858 Priest Lake Dr., Nashville, TN 37217
(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.

JUL-26-2004 16:35 ADVANTAGE TITLE 615 777 2015 P.10

Witness our hands this 26th day of July, 2004.

Barbara S. Gardner

Lisa M. Pratt

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 Barbara S. Gardner and Lisa M. Pratt 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2004.

Commission expires: May 30, 2007

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission E

Notary Public

RECORD & RETURN TO:
Prestige Title, LLC
1800 Mallory Lane
Suite A
Brentwood, TN 37027