Davidson County DEEDWARR
Recvd: 08/11/04 10:40 3pgs
Fees:18.00 Taxes:74.00

20040811-0097032

WARRANTY DEED

G-04-CB-0441

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SuzAnne Ikard	New owner	147-3A-45CO
5820 Brentwod Trace ~~441 Harding Place Unit C 5~~	(NAME)	
(ADDRESS) Brentwood, TN 37027 ~~Nashville, Tennessee 37211~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERMALL LYONS AND WIFE, ADRIENNE LYONS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUZANNE IKARD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE EXHIBIT A

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

unimproved ( )
This is improved (X) property, known as 441 Harding Place Unit C 5, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of July, 2004.

Jermall Lyons

Adrienne Lyons

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Jermall Lyons and wife, Adrienne Lyons personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of July, 2004.

_____
Notary Public

My Commission Expires: 1/27/07

(SEAL)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me,
_____, a Notary Public within and for said County and State aforesaid, personally appeared
_____, with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ of the _____, the within named bargainor, a corporation, and that _____ as such
_____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
_____.

Witness my hand and official seal at
_____
on this the ___ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, before me personally appeared
_____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of
_____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on
_____ and recorded concurrently herewith in Instrument No.
_____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of
_____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT A

Unit C-5: Being Unit C-5 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571 and 572, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Jermall Demont Lyons and Adrienne Richardson by Warranty Deed from Alex Bonner D/B/A B & W Investments of record in Book 10274, Page 27, Register's Office for Davidson County, Tennessee, dated November 22, 1996.