(1)

# WARRANTY DEED

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $67,000.

*Affiant*

Subscribed and sworn to me on August 20, 2004

NOTARY PUBLIC
My Commission Expires: 11-22-05

Davidson County DEEDWARR
Recvd: 08/25/04 14:54 2pgs
Fees:13.00 Taxes:247.90

20040825-0103042

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP 117-3-B |
|---|---|---|
| Kathleen Denise Nichols<br>2601 Hillsboro Road, Unit J-16<br>Nashville, TN 37212 | SAME | PARCEL #158.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Leonard M. Cannarozzo, Jr. and spouse, Jeanna Cannarozzo, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kathleen Denise Nichols, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. J-16, in a Horizontal Property Regime, which is shown on the Revised Plat of the Villager, of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Leonard M. Cannarozzo, Jr., unmarried, by deed from Villager Homeowners Association, Inc., a Tennessee corporation, dated June 16, 1999, filed June 18, 1999, of record in Book 11534, Page 927 and re-recorded in Book 11617, Page 694, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2004 Davidson County and subsequent taxes are assumed by the Grantees;
> 2. Restrictive covenants of record in Book 5434, Page 688, in the Register's Office for Davidson County, Tennessee;
> 3. Matters of record in Plat Book 5200, Page 201, said Register's Office;
> 4. Master Deed of record in Book 5434, Page 665 and in Book 5487, Page 967, said Register's Office;
> 5. By-Laws of record in Book 5434, Page 708, said Register's Office;
> 6. Homeowner's Association Charter of record in Book 5441, Page 815, in said Register's Office;
> 7. Right-of-Way Easement of record in Book 4808, Page 424, in said Register's Office; and
> 8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 2601 Hillsboro Road, Unit J-16, Nashville, TN 37212

**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, her heirs and assigns, forever, and GRANTORS do

covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Jeanna Cannarozzo, spouse of Leonard M. Cannarozzo, Jr., joins in this conveyance to transfer any marital interest she may have in the property.

**WITNESS** our hands on August 19th, 2004.

Leonard M. Cannarozzo, Jr.

Jeanna Cannarozzo

**STATE OF** Florida, **COUNTY OF** Duval

On August 19, 2004, before me personally appeared Leonard M. Cannarozzo, Jr. and spouse, Jeanna Cannarozzo, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on this 19 day of August, 2004.

NOTARY PUBLIC

My Commission Expires:

MOLLY MCCALLUM
My Comm Exp. 1/25/06
No. DD 062921