WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/13/04 15:42 2pgs
Fees:13.00 Taxes:221.63

20040913-0110470

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dieter R. Instinski	Dieter R. Instinski	147-02-0-A-009CO
(NAME) 523 Harding Place A-9	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, Marissa L. Warren, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dieter R. Instinski , 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, described as follows: Unit Number 9, Building number A in the Coach House, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, page 829, Register's Office for Davidson County, Tennessee, and as shown on the plat of The Coach House, of record in Book 4675, page 107, in said Register's Office, to which reference is hereby made, said Master Deed being amended by instrument of record in Book 4813, page 964, said Register's Office.

Being the same property conveyed to Marissa L Warren, unmarried by deed from Penina M. Blair, married of record in Deed Book 7347, page 619, Register's Office for said County. Re-recorded in Book 7457, Page 732, Register's for Davidson County, Tennessee.

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

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of record in Book 4809, page 829, Register's Office for Davidson County, Tennessee.

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 523 Harding Place A-9, 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 18th day of August, 2004.

Marissa L. Warren

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marissa L Warren, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/17/2004

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

File Number2408289

RETURN TO:
Cumberland Title Company
216 Centerview Drive
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Brentwood, TN 37027