(1)

Record & Return to:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Stephanie Spect
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

M Kelly Maxwell
Notary Public

MY COMMISSION EXPIRES: ~~May 2nd, 2006~~.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

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
Erin N. Scensny	Ohio Savings Bank	161-14B-119
(NAME) 119 Highland Villa Drive	(NAME) 1111 Chester Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cleveland OH, 44114	
(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, Nancy R. Denny, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin N. Scensny, _____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 Unit 119 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page153, and Book 7600, Page 361, all in the Register's Office for Davidson County, Tennessee, reference to the plan thereof, Exhibit B to said Master Deed, being hereby made for full particulars.

Being the same property conveyed to Nancy R. Denny, unmarried, by deed of record in Book 8162, Page 160, 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 119 Highland Villa Drive, 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.

Davidson County DEEDWARR
Recvd: 09/20/04 09:04 2pgs
Fees:13.00 Taxes:481.00

20040920-0112542

Witness my hand this 7th day of September, 2004.

Nancy R. Denny

STATE OF TENNNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy R. Denny with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of September, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires MAY 28, 2006