WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY TENN

MY COMMISSION EXPIRES JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$44,000.00**

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Baidy	**Countrywide Home Loans**	**133-11-A-5CO**
(NAME)	(NAME)	
500 Paragon Mills Road	**3011 Armory Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/24/04 15:57 2pgs
Fees:13.00 Taxes:162.80

20040924-0115790

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, **CAROLYN FERNANDEZ, ARMOND A. ROMAIN AND AMELIA R. ROWE SOLE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF CECILIA W. ROMAIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA BAIDY, UNMARRIED**, 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:

Unit No. A-5 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a plan of record in Book 5200, page 159, said Register's Office, together with each and all of the right, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and By Laws which are an exhibit thereto, including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan; subject, however, to all the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By Laws, all of which the owner does assume and agree to observe and perform, including, but not limited to the payment of assessments.

BEING the same property conveyed to Cecelia W. Romain by deed from Billy Daniel Martin of record in Book 9497, page 309, Register's Office for Davidson County, Tennessee. The said Cecilia W. Romain died testate on July 20, 2003, leaving a Last Will and Testament in which the aforesaid property was devised in the residuary clause equally to her three children, Carolyn Fernandez, Armond A. Romain and Amelia R. Rowe, the Grantors named herein, said will having originally been probated in Orleans Parish, State of Louisiana in the Civil District Court identified by Probate No. 03-11545 and subsequently probated by an ancillary administration in the Probate Court for Davidson County, Tennessee identified by Docket # 04P-1330

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

unimproved ☐

This is improved ☒ property, known as **500 Paragon Mills Road, Unit A-5, 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 our hands this 8th day of September, 2004.

Amelia R. Rowe

Carolyn Fernandez

Armond A. Romain

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 Carolyn Fernandez and Armond A. Romain and Amelia R. Rowe, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2004.

Commission expires:

SHANNON PHILSIN
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public