RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 10/01/04 14:01 2pgs
Fees:13.00 Taxes:388.50

20041001-0118644

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Ellen C. Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PREMIER ESCROW, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen C. Lawson	SAME	Map 104-06-0-A
(NAME) 3940 Woodlawn Drive	(NAME)	Parcel 90.00 (CO)
(ADDRESS) Nashville, TN 37205	(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, I, **LISA CONDRA NEFF, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLEN C. LAWSON, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 902 on the Plan of Continental Condominiums, as of record in Book 5200, Page 399, as amended in Book 6135, page 788 and Book 6435, page 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David O. Condra by deed from John T. Tung and wife, Joan N. Tung, dated July 27, 1990, of record in Book 8168, Page 586, in the Register's Office for Davidson County, Tennessee. The said David O. Condra (also known as David Owen Condra) died intestate March 18, 1993 with his interest passing to Lisa Condra Neff as his only heir at law referenced in the Affidavit of Heirship of record in Book 9709, Page 62, in the Register's Office for Davidson County, Tennessee, and Probate Case No. 95-D-434, Probate Court of Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, Page 399, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office; (c) Master Deed of record in Book 5862, page 589, said Register's Office; (d) ByLaws of record in Book 5862, page 626, Book 6135, page 788, and Book 6435, page 549, said Register's Office; and (e) Transmission Line Easement in favor of the State of Tennessee of record in Book 4825, page 592, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3415 West End Avenue Unit 902, Nashville, TN 37203

(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.

Thomas L. Neff, spouse of Lisa Condra Neff, joins in this transaction for the purpose of conveying any marital interest he may have in and to the herein described property.

Witness our hands this 30th day of September, 2004.

Lisa Condra Neff
LISA CONDRA NEFF

Thomas L. Neff
THOMAS L. NEFF

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 Lisa Condra Neff and husband, Thomas L. Neff, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2004.

Commission expires:



Notary Public