24-1-433

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/26/04 12:54 2pgs
Fees:13.00 Taxes:447.70
20041026-0128657

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **October, 2004** by and between **Jennifer L. Russell, an unmarried person** , herein after referred to as GRANTOR, and **Taylor L. Rhodes and Stacey G. Rhodes, husband and wife** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 205, in a Horizontal Property Regime as shown on the condominium site plan of Lancaster Condominiums, as of record in Book 5200, page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Lancaster Homeowner's Association, as described in Book 5963, page 441, in the Register's Office for Davidson County, Tennessee.

Special Exceptions:

1) All matters appearing on the plan of Lancaster Condominiums, of record in Book 5200, page 460, Register's Office for Davidson County, Tennessee.

2) Master Deed of record in Book 5963, page 441, Register's Office for Davidson County, Tennessee.

3) Homeowners Association Charters of record in Book 5939, page 382 and Book 8330, page 32, Register's Office for Davidson County, Tennessee.

4) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer L. Russell, an unmarried person, by Warranty Deed from Norman G. Holland, an unmarried person, dated July 11, 2001, of record in Instrument No. 200108080085245, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 3903 Whitland Avenue #205, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jennifer L. Russell

Jennifer L. Russell
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Jennifer L. Russell, an unmarried person** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **October, 2004.**

MY COMMISSION EXPIRES
OCTOBER 21, 2007

Notary Public

My Commission Expires:_____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Taylor L. Rhodes and Stacey G. Rhodes
210 Lauderdale Road, Nashville, TN 37205

Send Tax Statements to:
same
,

Map & Parcel: 103.16-0D-205.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$121,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **October, 2004.**

MY COMMISSION EXPIRES
OCTOBER 21, 2007

Notary Public

My Commission Expires: _____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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