BOX 10-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Melissa Saebeed
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of October, 2004.

KAZ E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

Kaz E. Arbogast
Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/29/04 13:23 3pgs
Fees:18.00 Taxes:111.00
20041029-0130133

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ann Guess
441 Harding Place Unit G-2
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
801 Crescent Center Drive, Ste 510, Franklin, TN 37067

MAP-PARCEL NUMBERS:
147-030-A-090.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Niventi Investments, Inc., a Tennessee Corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Ann Guess, unmarried** hereinafter referred to as 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 G-2 of Harding Place Condominium created under Title 66, Charter 27, Section 101 et. seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for a more to the plat of Harding Place Condominium of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee, for a more compete identification and description of said unit.

Being the same property conveyed to Niventi investments, Inc. a Tennessee Corporation by Quitclaim Deed from Donald W. Crosslin and Jay N. Fields of record at Instrument No. 20040802-0092093, Register's Office for Davidson County, Tennessee, dated July 30, 2004.

11485-BW

10/26/2004 17:33 6153463727 SIDWELLBARRETT PAGE 02/18

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 571-572, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee.

Easement for SS/SD of record in Book 6710, Page 406, Register's Office for Davidson County, Tennessee.

HOA of record in Book 6081, Page 872, Register's Office for Davidson County, Tennessee.

Land use Agreement of record in Book 10055, Page 562, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment to Davidson County Trustee of said taxes.

This is improved property known as 441 Harding Place Unit G-2, Nashville, Tennessee 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this ~~26th~~ 27th day of October, 2004.

Niventi Investments, Inc.

By: Donald W. Crosslin
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Donald W. Crosslin, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved himself to be the President of Niventi Investments, Inc., a Tennessee Corporation and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.
Witness my hand, at office, this 26th day of October, 2004.

See Attached Form P.K. 10.27.2004

Notary Public
My commission expires.

11485-BW

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco } ss.

On October 27, 2004 (Date) before me, Pamela KAHN (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),
personally appeared Donald W. Cresslin (Name(s) of Signer(s)),

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PAMELA KAHN
COMM. #1367754
Notary Public-California
SAN FRANCISCO COUNTY
My Comm. Exp. Aug 3, 2006

WITNESS my hand and official seal.

Pamela Kahn
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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