THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 11/03/04 08:59 2pgs
Fees:13.00 Taxes:321.90
20041103-0132179

MAP PARCEL NUMBERS: 160-14-B-39

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this **29th** day of **Ocotber, 2004**, by and between **Judy M. ~~Jones~~ Joines formerly known as Judy J. Miller, a single woman**, party of the first part, and **Deborah D. Jacobs, a single woman**, party of the second part,

**WITNESSETH**: That for and in consideration of **$87,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Brentwood County of Davidson, State of Tennessee:

**A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:**

**Unit No. 5739, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219 as revised in Book 5200, Page 230, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, Page 988, said Register's Office.**

**Being the same property conveyed to Judy J. Miller, unmarried by Warranty Deed from Lisa G. Robinson Giarratana and husband, Anthony d. Giarratana of record in Book 9927, page 748, dated 1/10/96, recorded 1/26/96, said Register's Office.**

**The above reference is also known as 5739 Brentwood Trace, Brentwood, TN 37027.**

**Judy J. Miller is now known as Judy M. Joines.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

**Judy M. Joines**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judy M. Joines, a single woman** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **29th** day of October, 2004.

My commission expires 9-30-06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$87,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of October, 2004.

PROPERTY ADDRESS:
**5739 Brentwood Trace**
**Brentwood, TN 37027**

**Name and Address of New Owner:**
**Deborah D. Jocobs**
**5739 Brentwood Trace**
**Brentwood, TN 37027**

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006