WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/04 15:12 2pgs
Fees:13.00 Taxes:158.73

20041103-0132701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,900.00

Bryan Sallee
Affiant

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 12/19/2005

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 12-19-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy E. Rose	Nancy E. Rose	119-140A-095.00CO
(NAME)	(NAME)	
2929 Selena Drive F-95	2929 Selena Drive F-95	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37211	
(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, **Michael A. Nelson, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy E. Rose, an unmarried woman**, 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:

Land in Davidson County, Tennessee, BEING Lot No. 95 on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, to wit:

Together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael A. Nelson by Warranty deed from Israel Holliday, of record in Instrument Number 20010312-0023506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2004, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 520; restrictions of record in Book 909, page 48, Book 191, page 393, Book 1001, page 539, Book 946, page 252, and Book 1579, page 387; all of record in the Register's Office for DavidsonCounty, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2929 Selena Drive F-95, 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 my hand this 29th day of October, 2004.

Michael A. Nelson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael A. Nelson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of October, 2004.

Notary Public

My Commission Expires:

12-19-2005

WILLIAM S. CARMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 12/19/2005