39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/04 14:56 2pgs
Fees:13.00 Taxes:665.63

20041119-0139328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(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
Pamela J. Roach	Countrywide Home Loans	143-01B
(NAME) 226 Windsor Terrace Unit 226	(NAME) 718 Thompson Lane #105	226.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville TN 37204	
(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, WE, **BARBARA BUFFINGTON FEE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA J. ROACH, AN UNMARRIED PERSON,** 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:

A certain condominium apartment in Davidson County, Tennessee, BEING Unit No. 226 on the Plan of Windsor Terrace Condominiums as shown as Exhibit "C" to the Amendment of the Master Deed, of record in Book 7980, Page 250, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Windsor Terrace Condominium Apartments contained in the Master Deed and the Bylaws appended thereto, recorded in Book 7150, page 921, as amended in Book 7436, Page 667, as re-recorded in Book 7464, Page 297, and further amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 717, and Inst. NO. 20000811-067991, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Barbara Buffington Fee by Quitclaim Deed from Joseph Allen Fee, of record in Book 11277, page 641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantor(s); (b) Master Deed and Bylaws of record in Book 7980, page 250; Book 7150, Page 921; Book 7436, Page 667; Book 7464, Page 297; Book 7661, Page 40; Book 7729, Page 206; Book 7980, Page 717; and Inst. No. 20000811-067991, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 226 Windsor Terrace Unit 226, Nashville, TN 37221

(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 15th day of November, 2004.

Barbara Buffington Fee

Barbara Buffington Fee

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 Barbara Buffington Fee, an unmarried person , 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 15th day of November, 2004.

Commission expires:



Notary Public