WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 11:04 2pgs
Fees:13.00 Taxes:258.63

20041202-0143560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$69,900.00**

Bonnie Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~.

(AFFIX SEAL)

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
JENNIFER WILLIAMS	Countrywide Home Loans	73-7-222
(NAME)	(NAME)	
2212B CABIN HILL	P. O. Box 10212	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Van Nuys, CA ,91410	
(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, **TWO RIVERS DUPLEXES, A JOINT PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER WILLIAMS, 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:

LAND LYING IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, KNOWN AS LOT 51 B OF CABIN HILL SUBDIVISION, SECTION 3, AS DESCRIBED ACCORDING TO A SURVEY MADE BY ANDERSON-DELK & ASSOCIATES, DATED SEPTEMBER 2, 1983, OF RECORD IN BOOK 5200, PAGE 713, REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO TWO RIVERS DUPLEXES, A JOINT PARTNERSHIP BY CABIN HILL ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP DATED 03/06/84 OF RECORD IN BOOK 6245, PAGE 155 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **2212B CABIN HILL, NASHVILLE, TN 37214**

(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 19th day of November, 2004.

TWO RIVERS DUPLEXES, A JOINT PARTNERSHIP

By: _____
FRANK F. GHERTNER, PRESIDENT/PARTNER

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN07404

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared FRANK GHERTNER, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the PRESIDENT of the TWO RIVERS DUPLEXES, A TENNESSEE JOINT VENTURE, the within named bargainor, and corporation, and that he/she as such PRESIDENT, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said FRANK GHERTNER as such PRESIDENT.

Witness my hand and official seal at Davidson, Tennessee, this 30th day of November, 2004.

Notary Public

My Commission Expires:

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008