WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-16-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/07/04 09:36 2pgs
Fees:13.00 Taxes:410.33
20041207-0145516

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra T. Sellin-Wolters	Wells Fargo Bank, N. A.	Map 95
(NAME) 2120 Lebanon Pike Condominium 73	(NAME) 222 Rosewood Dr	Group 05-0 B
(ADDRESS) Nashville, TN 37210	(ADDRESS) Danvers, Massachusetts 01923	Parcel 155
(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, R. J. YORK HOMES, LLC , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louisa S. Fitzpatrick , 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:

Being Unit No. 73 on the MASTER DEED of EASTHAVEN TOWNHOMES, as of record in INSTRUMENT NUMBER 20010806-0083543, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brent Foster by deed from Asgard Group, LLC of record in Instrument Number 20040913-0109973, Register's Office for said County.

Being further conveyed to R. J. YORK HOMES, LLC by Quitclaim deed from BRENT FOSTER of record in INSTRUMENT NUMBER _____, Register's Office for said County.

DEED TO HOA as shown of record in INSTRUMENT NUMBER 200207100083021 AND 200207090082358, Register's Office for said County.

Easement as shown of record in INSTRUMENT NUMBER 200310070147962, Register's Office for said County.

Charter of Homeowner's Association as shown of record in INSTRUMENT NUMBER 200207090082356 AND 200108060083542, Register's Office for said County.

TRANSMISSION LINE Easement as shown of record in BOOK 1163, PAGE 638 AND BOOK 1207, PAGE 513, Register's Office for said County.

MASTER DEED of record in INSTRUMENT NUMBERS: 200108060083543; 200404190043570; 200207090082357; 200310070147961; 200304250055753, Register's Office of said County.

Plat sets out By-Laws as shown of record in INSTRUMENT NUMBER 200108060083543, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2120 Lebanon Pike Condominium 73, Nashville, TN 37210

(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 our hands this 3rd day of December, 2004.

R. J. YORK HOMES, LLC

By: _____

Robin York, Chief Manager

Attest: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robin York with whom I am personally acquainted and who upon her oath acknowledged herself to be the Chief Manager of RJ York Homes, LLC the within named bargainer, a corporation, and that, she as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robin York as such Chief Manager

Witness my hand and official seal this 12/3/2004

My Commission Expires: 11-16-05

Notary Public

VIRGINIA L. BOYD NOTARY PUBLIC WILSON COUNTY, TENN.

File Number2410127

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122