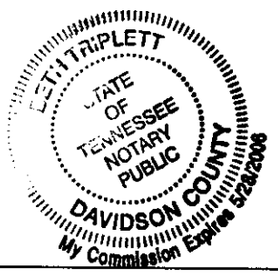
#8877 Box 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,100.00

Rachael L. Gruchawka
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachael L. Gruchawka	Countrywide Home Loans	149-8A-209
(NAME)	(NAME)	
209 Davenport Drive	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	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, Melinda S. West, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachael L. Gruchawka, unmarried, 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. 209, on the Plan of Davenport Condominiums, of record in Book 6900, Page 22, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melinda S. West, unmarried, by deed of record in Instrument No. 20010607-0060130, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Melinda S. West by Gary W. Waddey as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 209 Davenport Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 12/14/04 13:09 2pgs
Fees:13.00 Taxes:244.57
20041214-0148540

Witness my hand this 24th day of November, 2004.

Melinda S. West by Gary W. Waddey, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of November, 2004, before me personally appeared Gary W. Waddey, the person who executed the foregoing instrument on behalf of Melinda S. West and who acknowledged that he executed the same as the free act and deed of the said Melinda S. West, through Power of Attorney granted he by the said Melinda S. West

Witness my hand and official seal at Nashville, Tennessee this 24th day of November, 2004.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm.