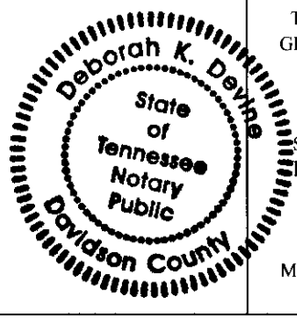
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Greg McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2004.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

File #: 1477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg McDaniel	Wells Fargo Home Mortgage	109-5B-306
(NAME)	(NAME)	
3535 Bell Road, # 306	P. O. Box 10304	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Des Moines, IA 50306-0304	
(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, Ruth Ann Barnes, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg McDaniel, A Single 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 in Davidson County, Tennessee, being Unit No. 306 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377, and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, of placements of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Ruth Ann Barnes, unmarried, by Warranty Deed dated April 30, 2004, from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20040504-0050591, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 12/20/04 11:51 2pgs
Fees:13.00 Taxes:373.70

20041220-0150933

unimproved ☐

This is improved ☒ property, known as 3535 Bell Road, # 306, 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 10th day of December, 2004.

Ruth Ann Barnes

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 Ruth Ann Barnes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of December, 2004.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

