WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,932.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF DECEMBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**

(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Wilson	**Fieldstone Mortgage Company**	**052-13-0-B 051.00 CO**
(NAME) **2329 Benay Road**	(NAME) **11000 Broken Land Parkway, Suite 600**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Columbia, MD 21044**	
(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, **Katherine A. Dark**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheila Wilson, 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. 89, Units 85-95, 107 & 108 of the Condominium Site Plan of Phase II-C, Section I on the Plan of River Glen, A Planned Unit Development of record in Plat Book 7900, Pages 233 and 234 amending Plat Book 6900, Page 650, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to **Katherine A. Dark, unmarried** by deed of record in, Instrument 20020909-0108724, Register's Office for **Davidson** County, Tennessee.

J.J. Love executes this instrument on behalf of Katherine A. Dark as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20041230-0154859, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2329 Benay Road, 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.

Davidson County DEEDWARR
Recvd: 12/30/04 14:19 2 pgs
Fees:13.00 Taxes:321.65
20041230-0154860

Witness **my/our hand(s)** this **27th day of December, 2004**.

Katherine A. Dark

Katherine A. Dark

by: J.J. Love, Atty-In-Fact

State of Tennessee

County of Davidson

On this 27th day of December, 2004 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of Katherine A. Dark, and acknowledged that she executed the same as the free act and deed of the said J.J. Love, through Power of Attorney granted her, by the said Katherine A. Dark.

Angela M. Lake

Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.