WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

JOHN GREGORY THREDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Gray	Bank of America	131-01D
(NAME)	(NAME)	
126 Forest Place Circle	FL2-001-01-10	124.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	St. Petersburg, FL 33701	
(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, **ALLAN RIDER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES R. GRAY, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit 124, also known as Unit 15-T & U, on the plan of Georgetown Apartments, as of record in Plat Book 5200, Page 4, 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 Allan Rider, unmarried, by deed from Patricia B. Allen, unmarried, recorded March 12, 2001, in Inst. No. 20010312-0023303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) Charter of record in Book 5233, Page 459, Register's Office for Davidson County, Tennessee; (c) Master Deed and Bylaws of record in Book 5211, Page 325; Book 5616, Page 133; and Book 6079, Page 516, Register's Office for Davidson County, Tennessee; (d) electric easement of record in Book 7873, Page 859, Register's Office for Davidson County, Tennessee; and (e) all matters set forth in plan of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Road Unit 15T&U, Nashville, TN 37215

(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 7th day of January, 2005.

Allan Rider

Davidson County DEEDWARR
Recvd: 01/10/05 12:39 2 pgs
Fees:13.00 Taxes:580.90

20050110-0003510

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 Allan Rider, unmarried , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 2005.

Commission expires:



Notary Public