WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/05 09:48 2 pgs
Fees:13.00 Taxes:519.85

20050114-0005234

DELAINA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-18-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Shookhoff		Map/Parcel
(NAME)	(NAME)	
3000 Hillsboro Pike Unit 10	NEW OWNER	117-3-O-A-10-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Elliott Ozment and wife, Elizabeth Ozment, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Shookhoff, a married man, 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. 10, Versailles Apartment, Condominium Apartments, as shown of record in Plat Book 5050, Page 80, and Surveyor's Certificate of Correction in Book 5171, Page 153, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elliott Ozment and wife, Elizabeth Ozment by deed from Shirley Mingus_ filed of record 06/29/2001 as Instrument No. 20010629-0068827, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 5050, Page 80, and Surveyor's Certificate of Correction in Book 5171, Page 153, Register's Office of Davidson County, Tennessee.

Subject to Charter of Home Owners Association as shown of record in Book 5179, Page 858, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Book 5168, Page 944; Book 7770, Page 955 and Book 8434, Page 719, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 5168, Page 961; Book 5589, Page 367; Book 5659, Page 641 and Book 5667, Page 375, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3000 Hillsboro Pike Unit 10, 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 our hands this 10th day of January, 2005.

Elliott Ozment

Elizabeth Ozment

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Elliott Ozment and wife, Elizabeth Ozment, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 2005.

Commission expires: 4-18-06

Delaina D. Davis

Notary Public

