WARRANTY DEED

BRENDA WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia R Giles	GMAC Mortgage Corporation	~~060-32~~ 060-110A 032.00
(NAME) 407 Shadetree Court	(NAME) 100 Witmer Road	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Horsham, PA 19044	
(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, ~~XXXXXXXX~~ ** unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia R Giles, 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:

SEE ATTACHED EXHIBIT A

** MONIKA D. CRUMP

unimproved ☐

This is improved ☒ property, known as 407 Shadetree Court, Nashville, TN 37207
(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 20th day of December, 2004.

Davidson County DEEDWARR
Recvd: 01/18/05 12:53 2 pgs
Fees:13.00 Taxes:317.83
20050118-0006008

Monika D. Crump

STATE OF TENNESSEE

COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Minika K. Crump, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of December, 2004.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: Sept 22, 2007

BRENDA WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Pine Ridge, Section Three, A Planned Unit Development, of record in Book 6900, Page 660, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Monika D. Crump, Unmarried, by deed from Patricia L. Bright McCay and husband, Emile McCay, executed on 6/6/01 and filed for record on 6/11/01 in Instrument No. 20010611-0061452, Register's Office for Davidson County, Tennessee.