Return to: First Title and Escrow Company, Inc.
Box 9B File Number 23760

WARRANTY DEED

G-CD-04-4214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/25/2006
(AFFIX SEAL)

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine A. Wolfe	NEW OWNER	
4214 Hillsboro Pike (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	131.02-0-131.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHELLE L. REEDER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHERINE A. WOLFE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4214, TOGETHER WITH PARKING SPACE(S) AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF HILLSBORO QUARTERS CONDOMINIUMS, PHASE I, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR HILLSBORO QUARTERS CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20040421-0045569, 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 MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF HILLSBORO QUARTERS CONDOMINIUMS, PHASE I, FOR PLACEMENT OF UNITS AND PARKING SPACES, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20040421-0045569 AND AS AMENDED AS INSTRUMENT NO. 20040 511-0054050, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE L. REEDER, UNMARRIED BY WARRANTY DEED FROM CRAIGHEAD PATTEN PROPERTIES, A TENNESSEE JOINT VENTURE, RECORDED THE 8TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040708-0081156, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Instrument No. 20040421-0045569; Instrument No. 20040421-0045569; Instrument No. 20040511-0054050; Instrument No. 20040330-035515, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/21/05 14:17 2 pgs
Fees:13.00 Taxes:802.90
20050121-0008101

unimproved ( )
This is improved (X) property, known as 4214 Hillsboro Pike, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of January, 2005.

Michelle Lyn Reeder

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle L . Reeder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 14th day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)



MY COMMISSION EXPIRES
JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903