39-B

WARRANTY DEED

FILE BOX 19B
05-01-032-DA

1 of 4

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of February, 2005

Notary Public

My Commission Expires: ~~03/31/07~~ 3-30-05 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/08/05 14:42 2 pgs
Fees:13.00 Taxes:303.40

20050208-0014812

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SHERI R. ZONER, _____	ABN AMRO Mortgage Group, Inc.	142-02-0-A
(NAME) 523 Harding Place, Unit 16	(NAME) 2600 W. Big Beaver Rd.	006.00CO
(ADDRESS) Nahville, TN 37211	(ADDRESS) Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BRENDA SUE SMITH, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHERI R. ZONER,** _____, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in DAVIDSON County, Tennessee being Unit/Apt. No. 16, Building B, on the Plan of THE COACH HOUSE Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., Tennessee Code Annotated, (formerly contained in Chapter 27, Title 64 of the Tennessee Code Annotated) and as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 4809, Page 829, and as Amended by Instruments of record in Book 4813, Page 964 and Book 5100, Page 894, Register's Office for Davidson County, Tennessee, 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 Plat of THE COACH HOUSE Condominiums, of record in Book 4675, Page 107, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to BRENDA SUE SMITH, by Deed from MARJORIE C. McKENZIE AND HUSBAND, WILLIAM BAXTER McKENZIE, Dated June 10, 1977, of record in Book 5157, Page 934, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Coach House, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 523 Harding Place, Unit 16, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, MY hand, this 8th day of February, 2005.

Brenda Sue Smith

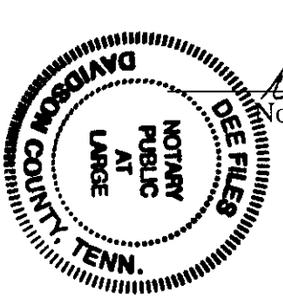
BRENDA SUE SMITH

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 **BRENDA SUE SMITH, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of February, 2005.

My Commission Expires: 03/31/07



Notary Public