Dav. Co. File Box 14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

jtc file no. 17646-3

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
Anne Leslie Owens	Countrywide Home Loans, Inc.	Map 117-15-0-A
(NAME)	(NAME)	
1900 Richard Jones Road Unit X-7	P. O. Box 660694	Parcel 7.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dallas, TX 75266-0694	
(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, **ALICE B. PRUETT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE LESLIE OWENS,** UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER 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 No. TH-B-3 on the plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, page 64, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Alice B. Pruett by Warranty Deed from C.S. Anderson and wife, Elizabeth J. Anderson, dated January 19, 1989, of record in Book 7758, page 300, in the 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) all matters appearing on the plan of record in Book 5200, page 64, said Register's Office; and (c) Master Deed and ByLaws of record in Book 5304, page 702, Book 7841, page 557, and Book 9830, page 181, said Register's Office.

unimproved

This is improved ☒ property, known as 1900 Richard Jones Road Unit X-7, 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.

In witness whereof, Mary P. Hampton as attorney-in-fact for Alice B. Pruett, pursuant to Power of Attorney recorded in Instrument No. 20050218 - 0018402, Register's Office for Davidson County, Tennessee, does hereby authorize and sign on behalf of Alice B. Pruett, this 16th day of February, 2005.

Alice B. Pruett

Alice B. Pruett by Mary P. Hampton

BY: Mary P. Hampton, Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/18/05 08:40 2 pg
Fees:13.00 Taxes:418.10

20050218-0018403

STATE OF

COUNTY OF

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Mary P. Hampton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alice B. Pruett, and who acknowledged that she executed the same as the free act and deed of Alice B. Pruett.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2008.

Commission expires:

Notary Public