WARRANTY DEED

VERONICA E. VICTORY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-15-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/03/05 09:57 2 pgs
Fees:13.00 Taxes:721.50

20050303-0023399

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4428

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Voss	James Voss	131-03-0-C-163.00
(NAME)	(NAME)	
4400 Belmont Park Terrace 163	4400 Belmont Park Terrace 163	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, Sandra Dunaway, a single person James Michael Voss, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Voss, unmarried, 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:

Land in Davidson County, Tennessee, being Building Site No. 163 on the Plan of Arden Place, Section V, as of record in Book 4955, Page 41, Register's Office for said county, to which plan reference is hereby made for a more complete description, together with one membership in Arden Place Homeowners Association, Inc. a non-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being all of the same property conveyed to Sandra Dunaway, a single person and James Michael Voss, a single person, as Joint Tenants with Right of Survivorship by QuitClaim Deed from Sandra Dunaway, a single person, dated June 30, 2004, of record as Instrument No. 20040713-0083282, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Sandra Dunaway by Warranty Deed from David L. Moore and wife, Dana M. Moore, dated June 26, 1998, of record in Book 11010, Page 735, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Sandra Dunaway, a single person James Michael Voss, a single person, as joint tenants with right of survivorship and not tenants in common, by Quitclaim Deed from Sandra Dunaway, a single person of record in Instrument #20040713-0083282 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4400 Belmont Park Terrace 163, 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 18th day of February, 2005.

Sandra Dunaway

James Michael Voss

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Dunaway, a single person James Michael Voss, a single person the bargainor (s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of February, 2005.

Commission expires: 1-15-09

VERONICA E. VICTORY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027