WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/05 08:36 2 pg
Fees:13.00 Taxes:255.67

20050330-0034163

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible]

Notary Public

MY COMMISSION EXPIRES: 5-30-07
(AFFIX SEAL)

KAREN F. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: 05/30/2007

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean C. Elias	American Home Mortgage	133.11-0A-053.00-CO
(NAME) 500 Paragon Mills Road Condominium J-1	(NAME) 7142 Columbia Gateway Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Columbia, MD 21046	
(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, Joe H. Miles Jr. and Marcia P. Miles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean C. Elias, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. J-1 of Canterbury Hall Condominiums, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, said Register's Office, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on plan of record in Book 5200, page 159, said Register's Office.

Being the same property conveyed to Joe H. Miles, Jr., by Deed from Donna L. Franklin, single, dated November 28, 1986, and recorded December 4, 1986, in Book 7059, page 291, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ✓ property, known as 500 Paragon Mills Road Condominium J-1, Nashville, TN 37211
(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 25th day of March, 2005.

Joe H Miles Jr. by Fran Haworth
Joe H. Miles Jr., by Fran Haworth, as attorney-in-fact
by in fact

Marcia P. Miles by Fran Haworth
Marcia P. Miles, by Fran Haworth, as attorney-in-fact
by in fact

STATE OF TENNESSEE)

COUNTY OF Williamson)

On this 25th day of March, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fran Haworth, 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 Joe H. Miles, Jr., and acknowledged that she executed the same as the free act and deed of the said Joe H. Miles.

WITNESS my hand and seal at Brentwood, Tennessee, this the 25 day of March, 2005.

NOTARY PUBLIC

DARREN F. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: 05/30/2007

My Commission Expires: 5-30-07

On this 25th day of March, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fran Haworth, 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 Marcia P. Miles, and acknowledged that she executed the same as the free act and deed of the said Marcia P. Miles.

WITNESS my hand and seal at Brentwood, Tennessee, this the 25 day of March, 2005.

NOTARY PUBLIC

DARREN F. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: 05/30/2007

My Commission Expires: 5-30-07