File No. 250300699

WARRANTY DEED

JENNY GERMANO NOTARY PUBLIC STATE OF TENNESSEE CITY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-23-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/04/05 16:22 2 pgs
Fees:13.00 Taxes:294.15
20050404-0036645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan T. Marlin	Mortgage Investors Group	95-02-0-A-215.00CO
(NAME) 215 Cottage Place Condominium 33	(NAME) 8320 E. Walker Springs Ln	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville, Tennessee 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
Dorothy S. Meador ,unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jonathan T. Marlin, and Jennifer Marlin, husband and wife
, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 33 on the Plan of Cottage Place Condominiums, as of record in Plat Book 6250, Page 816-823, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dorothy S. Meador and husband Bobby G/ Meadors by deed from Eva C. Woodall recorded on October 6, 1998 of record in Deed Book 11144, page 395, Register's Office for said County. Bobby G. Meadors having since died leaving Dorothy S. Meadors as tenant my the entirety

Subject to easements, restrictions and conditions, as set out in the Master Deed of record in Book 6520, page 745, Book 6569, page 212, Book 6636, page 722 and Book 6902, page 829, in the Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 6582, Page 869, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 215 Cottage Place Condominium 33, Nashville, TN 37214
(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), HIS 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), HIS 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 31st day of March, 2005.

Dorothy S. Meador

Dorothy S. Meador

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dorothy S. Meador ,unmarried, 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 at office this 31st day of March, 2005.

Commission expires: 6-9-07

Notary Public

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250300699

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122