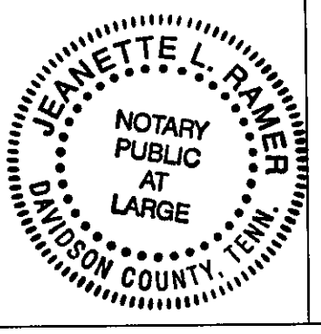
FB12
JLR

File No. 250500559

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/21/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/05 14:18 2 pgs
Fees:13.00 Taxes:480.65

20050513-0054393

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moses B. Maxen	Same	Map 117-15-A
(NAME) 1900 Richard Jones Road, Unit No. X-5	(NAME)	Parcel 5
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **Rosalie Lanius, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Moses B. Maxen, an unmarried person**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. TH-B-1 in a Horizontal Property Regime located in the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rosalie Lanius by Deed from Ervin M. Entrekin, Trustee, of record in Book 5350, Page 704, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005 a lien not yet due and payable.

All matters shown on the plan of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee.

Master Deed for The Green Hills Terrace Condominium, and the By-Laws attached thereto, of record in Book 5304, Page 702, and amended in Book 7841, Page 557, Register's Office for Davidson County, Tennessee. Said By-Laws were amended in Book 9830, Page 181, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4320, Page 896, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage easement and any temporary construction easements, of record in Book 3879, Page 569, Register's Office for Davidson County, Tennessee.

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 1900 Richard Jones Road, Unit No. X-5, 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 GRANTEE(S), HER 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), HER 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 13th day of May, 2005.

Rosalie Lanius by Melissa Eubanks

Rosalie Lanius by Melissa Eubanks, as Attorney-in-Fact

Attorney-in-Fact

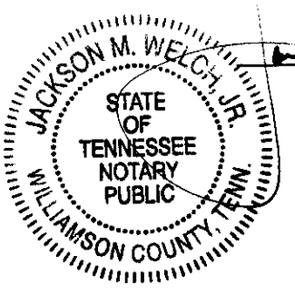
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa Eubanks**, with whom I am personally acquainted and who proved herself to be the attorney in fact of Rosalie Lanius and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2005.

Commission expires: 10-12-08



Notary Public

File Number: 250500559

RETURN TO:
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064