WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 27, 2008

(AFFIX SEAL)

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
Renard Francois	SunTrust Mortgage Inc.	Map 131-07-B
(NAME)	(NAME)	
4400 Belmont Park Terrace Unit 245	201 4th Avenue North	Parcel 245
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	
(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, **ALLEN R. DIEFENDORF, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RENARD C. FRANCOIS, 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 Unit/Lot No. 245 on the Plan of Section 10, Arden Place, a Condominium, of record in Plat Book 5210, page 218, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof, together with one membership in Arden Place Homeowners Association, Inc., a not-for-profit corporation, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Allen R. Diefendorf and wife, Frances C. Diefendorf, by deed from Edward J. Childers and wife, Valerie Childers, of record in Book 6108, page 900, said Register's Office. Frances C. Diefendorf has since died vesting title solely in Allen R. Diefendorf as the surviving tenant by the entirety.

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 5210, page 218, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and Book 5514, page 636, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/18/05 15:07 2 pgs
Fees:13.00 Taxes:1054.50

20050518-0056251

unimproved ☐

This is improved ☒ property, known as 4400 Belmont Park Terrace Unit 245, 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 16th day of May, 2005.

Allen R. Diefendorf

Allen R. Diefendorf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen R. Diefendorf, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LAW DAVIDSON COUNTY, TENN. Exp. 11/24/07

Notary Public