Davidson County DEEDWARR
Recvd: 07/07/05 14:12 2 pgs
Fees:13.00 Taxes:390.35

20050707-0078514

WARRANTY DEED

G-CD-05-212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

Subscribed and sworn to before me this 29th DAY OF June, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-[illegible]-08

(AFFIX SEAL)

DANA P. MASON
STATE
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Ann Hart	SAME (NAME)	
212 Raintree Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		86-11A 75.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN C. POGES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERESA ANN HART, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

UNIT NO. 5, BUILDING NO. 14, RAINTREE VILLAGE (A CONDOMINIUM), AS SHOWN ON THE REVISED PLAT OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE II AND II-A, OF RECORD IN BOOK 4860, PAGES 62, 63, & 64, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE. GARAGE NO. 14 - 5 IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE OCCUPANT OF SAID UNIT.

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

Being the same property conveyed to John C. Poges, by Deed from Barbara B. Covington, dated May 31, 1996, of record in Record Book 10076, page 931, Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 212 Raintree Drive, Hermitage, Tennessee 37076
(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), their 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), 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 my/our hand(s) this 29th day of June, 2005.

John C. Poges

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Poges, the within named bargainor, 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, this the 29th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

...Nov. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903