Davidson County DEEDWARR
Recvd: 08/03/05 16:15 2 pgs
Fees:13.00 Taxes:658.60

20050803-0091394

WARRANTY DEED

B-ST-05-2120

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:$178,000.00

Affiant

Subscribed and sworn to before me this 25th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Matthew R. O'Malley	Suntrust Mortgage, Inc.	
2120 Acklen Avenue #1	(NAME) 201 Fourth Ave. N./7th Floor	104-11-J-1 CO
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37219	
(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 PATRICIA ANN PIERCE, [redacted] hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW R. O'MALLEY,UNMARRIED AND SABRINA J. WHEELER, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1 ON THE CONDOMINIUM SITE PLAN OF PEABODY PLACE, AS DESCRIBED IN THE MASTER DEED FOR PEABODY PLACE HOMEOWNER'S ASSOCIATION, INC. OF RECORD BOOK 6323, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA ANN PIERCE BY QUITCLAIM DEED FROM KENNETH RAY NAFE RECORDED MARCH 12, 1991 IN BOOK 8308, PAGE 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO KENNETH R. NAFE AND WIFE, PATRICIA A. PIERCE-NAFE BY WARRANTY DEED RECORDED AUGUST 31, 1984 IN BOOK 6371, PAGE 466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 2120 Acklen Avenue #1, Nashville, Tennessee 37212
(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 25th day of July, 2005.

Patricia Ann Pierce

Patricia Ann Pierce

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Ann Pierce and _____, 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 25th day of July, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)

EVA M. LEMEH
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
January 26, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903