Davidson County DEEDWARR
Recvd: 09/07/05 15:14 2 pgs
Fees:13.00 Taxes:129.50

20050907-0107760

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, Whichever is greater, for this transfer is $ 35,000.00

X Vicki P Jacobs
Affiant

Subscribed and sworn to before me, this the 7th day of September, 2005.

Vicki L. Person
Notary Public

My Commission Expires: 3/25/08

VICKI L. PERSON NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Jack Green, 1161 Murfreesboro Road, Ste 300; Nashville, Tennessee 37217

Address New Owner	Send Tax Bills To	Map-Parcel Numbers
Mark R Podis	Same	MAP 103-06-0A
6928 Highland Park Dr		PARCEL 025co
Nashville, TN 37205		F.B. #: 08DA-61909

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, I Vicki P. Jacobs, Widow, now unmarried,

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto MARK R PODIS AND CYNTHIA L PODIS, Married, as Tenants by the Entirety, 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 C-3 of Dunham's Station Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominiums as set forth in Exhibit "A-2" of said Master Deed, for a more complete identification and description of such unit.

BEING part of the same property conveyed to VICKI P JACOBS by Warranty Deed from Gerald Cooper of record in instrument 20010205-0011031, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertaking contained in the Master Deed establishing a Horizontal Property Regime of Dunhams' Station Condominiums, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

"Subject property is not now or every had been the principal place of residence of the Grantor herein."

This is improved property, known as 246 White Bridge Road; Unit C-3, Nashville, TN 37209

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 assignes, against the lawful claims of all persons whomsoever. Wherever used, the singular number shal include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my and hand this 7th day of September, 2005.

X Vicki P. Jacobs

VICKI P JACOBS

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 VICKI P JACOBS, WIDOW, NOW UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2005.

Vicki L. Person

NOTARY PUBLIC

My Commission Expires; 3/25/06

