03 Realty Title 48-A

WARRANTY DEED

SHANNON PHIBBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$307,500.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Phibin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Miller	**Regions Mortgage, Inc.**	**104-9-K-103CO**
(NAME)	(NAME)	
3818 West End Avenue #103	**605 South Perry Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Montgomery, AL 36104**	
(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, **James M. Doran Jr. and wife, Ramsey Burton Doran,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. Miller,** 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 No. 103 of The Montclair Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed shown as Exhibit "B" to the Master Deed, of record in Book 7332, page 380, and as amended by Instrument of record in Book 7902, page 113, further amended in Instrument No. 20030113-0005471, further amended in Instrument No. 20021231-0162451, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Doran, Jr., and wife, Ramsey Burton Doran by Quitclaim Deed from James M. Doran and Ramsey Burton Wall, now Ramsey Burton Doran of record in Instrument No. 20050128-0010623 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Master Deed and By-Laws of record in Book 7332, page 380; Book 7902, page 113; Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, said Register's Office.
Charter of the Homeowner's Association of Record in Book 7887, page 462.
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **3818 West End Avenue #103, Nashville, TN 37205**
(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 September, 2005.

James M. Doran Jr.

Ramsey Burton Doran

Davidson County DEEDWARR
Recvd: 10/04/05 10:17 2 pgs
Fees:13.00 Taxes:1137.75

20051004-0119080

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 James M. Doran Jr. and wife, Ramsey Burton Doran, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007