WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 11:42 2 pgs
Fees:13.00 Taxes:481.00

20051101-0131867

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$130,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: . 9-2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
WILLIAM ALLEN FRYE	REGIONS MORTGAGE	142-9-C
(NAME) 952 GENERAL GEORGE PATTON ROAD	P O BOX 11026	952.00 CO
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS) ORANGE, CA 92856-8126 LOAN # 0896419360	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANGELA E. SCHILTT, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM ALLEN FRYE, AN UNMARRIED PERSON

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. 952, together with the Carport designated No. 952-C, in River Plantation, Section Five, Phase One, Lot Two, A Condominum, a Horizontal Property Regime, located on General George Patton Road, , as shown on the plat of River Plantaion, Section Five, Phase One, Lot Tow, Condominium Apartments, recorded in Book 5200, page 257, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Angela E. Schiltt, by warranty deed from Julie M. Rowenczak Leturmy and husband, Gary L. Leturmy, dated August 28, 2003, of record in Instrument # 20030915-0135289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ■ property, known as 952 General George Patton Road, Nashville, TN 37221

(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 28TH day of OCTOBER 2005.

Angela E. Schlitt

Angela E. Schlitt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 28TH day of OCTOBER 2005, Angela E. Schlitt MV personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela E. Schlitt, unmarried, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH day of OCTOBER , 2005.

Commission expires: ~~4-28-05~~ 9-20-08

Notary Public

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY