WARRANTY DEED

RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celista Hammond	FIFTH THIRD MORTGAGE	133-15A-3
(NAME)	(NAME)	
1841 KEYES ROAD	336 MAIN STREET	
(ADDRESS)	(ADDRESS)	
GREENBRIER, TN 37073	FRANKLIN, TN 37064	
(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, Suzanne Flit and husband, Joseph Flit, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Celista Hammond, a single woman, 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:

BEING Unit A-3 of Pagoda Condominium, created Under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 6111, Page 22, said Register's Office, 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 Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Suzanne Flit, Married by Warranty Deed dated May 14, 2001, from Hazel M. Spangler, Widowed, as of record in Instrument No. 20040519-0058993, Register's Office for Davidson County, Tennessee.

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

JOSEPH FLIT JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE OR INTEREST, WHICH HE MAY HAVE, MARITAL OR OTHERWISE, IN AND TO SUBJECT PROPERTY.

unimproved ☐

This is improved ☒ property, known as 320 Welch Unit A-3, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 12/05/05 08:24 2 pgs
Fees:13.00 Taxes:139.12
20051205-0145448

Witness our hands this 30th day of November, 2005.

Suzanne Flit

Suzanne Flit

Joseph Flit

STATE OF NEW YORK

COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Flit and Joseph Flit, 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 Brooklyn, New York this 30 day of November, 2005.

Commission expires: 4-21-07

Notary Public

FRANCES SENA
Notary Public - State of New York
NO. 01SE6091056
Qualified in Kings County
My Commission Expires 4-21-07