WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL)

MY COMMISSION EXPIRES: September 22, 2007

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/19/05 16:19 2 pgs
Fees:13.00 Taxes:486.55

20051219-0152187

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathon Harwell	ABN Ameo Mortgage Group	**MAP 103-08-0-B**
(NAME)	(NAME)	
118 Sloan Road	0300 Interfirst Dr.	**PARCEL 118.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ann Arbor, Michigan 48108	
(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, **JENNIFER M. FORD, UNMARRIED AND KAYE K. MARTIN, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHON HARWELL, UNMARRIED,** 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. 118, together with the appurtenant interest in the common elements of Parklane Condominiums Phase I, a horizontal property regime established by Master Deed, of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Jennifer M. Ford, unmarried and Kaye K. Martin, married as joint tenants with right of survivorship by Warranty Deed from Scott T. McLaughlin of record in Instrument No. 20040603-0065589 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes have been paid and prorated by both parties; (b) all matters appearing on the plan of record in Book 7376, page 571, said Register's Office; (c) Restrictive covenants contained in Book 7376, page 571, said Register's Office; and (d) Charter of record in Book 7710, page 305 and amended in Book 7985, page 173, said Register's Office.

Robert L. Scruggs is executing this document by Power of Attorney of record in Instrument No. 20051219-0152185 and Instrument No. 20051219-0152186 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 118 Sloan Road, Nashville, TN 37209

(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 December, 2005.

Jennifer M. Ford, by Robert L. Scruggs, Atty in Fact
Jennifer M. Ford
By: Robert L. Scruggs, Attorney in Fact

Kaye K. Martin, by Robert L. Scruggs, Atty in Fact
Kaye K. Martin
By: Robert L. Scruggs, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Robert L. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jennifer M. Ford, unmarried and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed on behalf of Jennifer M. Ford.

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

Commission expires:



My Commission Expires JULY 25, 2009

Gail L. Hignutt
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Robert L. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Kaye K. Martin, unmarried and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed on behalf of Kaye K. Martin.

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

Commission expires:



My Commission Expires JULY 25, 2009

Gail L. Hignutt
Notary Public