WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Sharon R. Riney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2006.

Leila F Schmeisser
Notary Public

MY COMMISSION EXPIRES: 6/21/2008
(AFFIX SEAL)

NOTARY PUBLIC AFT LEILA F SCHMEISSER

THIS DOCUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7000 Cox Pick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Roe Greenfield	SunTrust Mortgage, Inc.	103-08B-413.00CO
(NAME)	(NAME)	
413 Sloan Road	201 4th Avenue North, 6th	
	P. O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37230-5110	
(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,

Benjamin R. Fordham, unmarried

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

Peter Roe Greenfield, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 413, Park Lane Condominiums, Phase IV, a plat of which is shown as Exhibit B to Master Deed of record in Book 7646, Page 264, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James C. McCanless, III, unmarried by Warranty Deed dated October 31, 1997 of record in Book 10676, Page 657, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Benjamin R. Fordham, unmarried by Warranty Deed from James C. McCanless, III, unmarried dated May 25, 2005 of record in Instrument No. 20050601-0061856, Register's Office said County.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 413 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 my hand this 24th day of February 2006.

Benjamin R. Fordham

Davidson County DEEDWARR
Recvd: 02/28/06 11:10 2 pgs
Fees:13.00 Taxes:468.05

20060228-0022887

STATE OF MINNESOTA
COUNTY OF HENNEPIN

I hereby certify that on this 24TH day of February, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Benjamin R. Fordham, unmarried known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal this 24TH day of February 2006.

Commission expires: JANUARY 31ST, 2010

Notary Public

ADAM H. BENJAMIN
Notary Public
Minnesota
My Commission Expires January 31, 2010