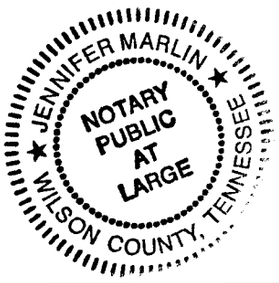
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004

Notary Public

MY COMMISSION EXPIRES: 6-4-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/15/06 08:57 2 pgs
Fees:13.00 Taxes:505.05

20060315-0029589

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce A. Hardy	CTX Mortgage	MAP 136
(NAME) 320 Starboard Court	(NAME) 3100 West End Avenue, Suite 1020	GROUP 14-0
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, Tennessee 37203	PARCEL 175
(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, **Shawn W. Lorimer, an Unmarried Man** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce A. Hardy , 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 Lot No. 204 on the Plan of Harbor Gate, Section Two-Revised, as of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shawn W. Lorimer, unmarried by deed from Stephen G. Spear and wife, Marcia E. Spear of record in Deed Book 10696, page 921, Register's Office for said County, executed on 11/24/97 and filed on 11/25/97.

Restrictive Covenants of record in Deed Book 6366, Page 494, Register's Office of said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 320 Starboard Court, Nashville, TN 37217

(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/our hand(s) this 29th day of October, 2004.

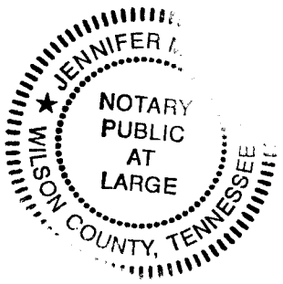
Shawn W. Lorimer by Bridget Poag Atty in Fact
Shawn W. Lorimer

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 30TH day of November, 2004, before me personally appeared Bridget Poag, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shawn W. Lorimer, and who acknowledged that he executed the same as the free act and deed of the said Shawn W. Lorimer by virtue of that Power of Attorney, duly executed by the said Shawn W. Lorimer and appearing of record in Book *, page _____, of Register's Office of Wilson County, Tennessee. #20060315-0029588

Witness my hand and official seal at Wilson County, Tennessee, this 30th day of November 2004.

My Commission Expires: 6-4-06
Notary Public



{Error! Bookmark not defined.}

File Number2410130
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122