WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/06 08:46 2 pgs
Fees:13.00 Taxes:334.11

20060510-0054606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,300.00

Latasha Y. Todd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2006.

Janelle J. McGuire
Notary Public

MY COMMISSION EXPIRES: November 30, 2009.
(AFFIX SEAL)

JANELLE J. McGUIRE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc. 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latasha Todd	Wells Fargo Home Mortgage	96-11-A/52.00
(NAME)	(NAME)	
334 Hickory Place	7445 New Technology Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennesseee 37214	Frederick, MD 21703	
(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, Joan Paucek, unmarriede, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Latasha Todd, 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 Condominium Apartment in Davidson County, Tennessee, being Unit G-2 of Hickory Place Condominiums, Page 5, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 795, and as further set out in the Amendment to the Master Deed and By-Laws of record in Book 6472, page 435, rerecorded in Book 6476, page 663; amended in Book 6654, page 910; Book 6759, page 553; and Book 7015, pages 182, 187, 190 and 192, Register's Office for said County, to which source reference is hereby made for a more complete detail of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joan Paucek by Warranty Deed from Leroy W. Gillmer, married, dated April 28, 2000, of record as Instrument Number 200005050045649, Register's Office for Davidson County, Tennessee.

Property Address: 334 Hickory Place
Nashville, Tennessee 37214

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐
This is improved ☒ property, known as 334 Hickory Place, Nashville, TN 37214
(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 2nd day of May, 2006.

Joan Paucek

Joan Paucek

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Joan Paucek who are known to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5/2/2006

Commission expires: November 30, 2009

Janelle J. McGuire Notary Public

JANELLE J. McGUIRE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY