39-B
1 of 2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/06 08:14 2 pgs
Fees:13.00 Taxes:125.80

20060809-0097612

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orlando Marner and wife, Patsy A. Marner	Bank of America N. A.	133-15-A-55CO
(NAME) 320 Welch Rd. Unit J-3	(NAME) 9000 Southside Blvd.	
(ADDRESS) Nashville,TN,37211	(ADDRESS) Jacksonville, FL 32256	
(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, I/WE, Samuel E. Hines, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Orlando Marner and wife, Patsy A. Marner, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit J-3, of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, 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 such Unit.

Being the same property conveyed to Samuel E. Hines, Jr., by Deed from Larry D. Johnson, dated December 28, 1989, of record in Book 8013, Page 857, Register's office for Davidson County, Tennessee.

Subject to a Master Deed and By-Laws of record in Book 6111, Page 22, Book 9445, Page 462 and Book 10458, Page 936; Charter of the Homeowners Association of record in Book 6110, Page 98, all in the Register's office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 320 Welch Rd. Unit J-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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 21st day of July, 2006.

Samuel E. Hines, Jr.

STATE OF Tennessee
COUNTY OF Shelby

I, Linda C. Hines, a Notary Public of the County and State first above written, do hereby certify that Samuel E. Hines, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of July, 2006

Notary Public

My Commission Expires August 16, 2009

(SEAL)

LINDA C. HINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Crossing
Murfreesboro, TN 37130

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