6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/06 10:50 2 pgs
Fees:13.00 Taxes:518.00

20060831-0107655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Barry Sides, Jr.	**America's Wholesale Lender**	**142-8-B-81CO**
(NAME)	(NAME)	
910 Holly Forest	**2375 Glenville Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Richardson, TX 75082**	
(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, **Patricia A. Lovell, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Barry Sides, Jr.**, 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 No. 81 of Coranada Condominiums, Phase III, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, page 67, Register's Office for said County, to which source reference is hereby made for a more complete and accurate description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Source of Description: Prior Deed of Record

Being the same property conveyed to Patricia A. Lovell, an unmarried person by Deed from Pamela F. Krout and Jeffrey W. Krout dated February 23rd, 1996 of record in Book 9956, page 834, Register's Office for Davidosn County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **910 Holly Forest, Nashville, TN 37221**
(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 **30th day of August, 2006.**

Patricia A. Lovell

Patricia A. Lovell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Patricia A. Lovell, an unmarried person** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of August, 2006**.

Commission expires:

Notary Public

