This instrument prepared by:
**Lehman Land Title, Inc.**
**6 Cadillac Drive Suite 190**
**Brentwood, TN 37027**
**(615) 371-8999**

File No.: **2765**

Davidson County DEEDWARR
Recvd: 11/13/06 10:47 2 pgs
Fees:13.00 Taxes:832.50
20061113-0140175

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **November 10, 2006** ,by and between **Leonard Travis Tindall and wife, Brenda Y. Tindall**, parties of the first part, and **Joanne Davis Lorenz, a married woman**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 234 ON THE PLAN OF HIGHLAND VILLA CONDOMINIUMS, OF RECORD IN BOOK 7278, PAGE 312, AS AMENDED IN BOOK 7347, PAGE 717, BOOK 7352, PAGE 630, BOOK 7467, PAGE 850, BOOK 7470, PAGE 153, BOOK 7600, PAGE 361, BOOK 8090, PAGE 537, BOOK 8131, PAGE 95, BOOK 8173, PAGE 84 AND BOOK 8199, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LEONARD TRAVIS TINDALL AND WIFE, BRENDA Y. TINDALL BY WARRANTY DEED FROM T & E LAND DEVELOPMENT COMPANY, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 2ND DAY OF JULY, 1998 IN DEED BOOK 11004, PAGE 650, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by 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.

Parcel ID # **161-14-0B-234.00 CO**
☒ Improved OR
☐ Unimproved property located at: **234 Highland Villa Circle (Unit 234), Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Leonard T. Tindall

Brenda Y. Tindall

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Leonard Travis Tindall and wife, Brenda Y. Tindall** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of November, 2006.

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public Tennessee Williamson County

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Owner's Name: **Joanne Davis Lorenz**

and Address: **234 Highland Villa Circle (Unit 234), Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**Joanne Davis Lorenz**
**234 Highland Villa Circle**
**Nashville, TN 37211**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$225,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **11/10/2006.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public Tennessee Williamson County