WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/07 09:49 2 pgs
Fees:13.00 Taxes:841.75
20070220-0020264

DEANNA FAYE WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires FEB. 23, 2010

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Deborah Leinart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2007.

Deanna Faye Wood
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH LEINART	DEBORAH LEINART	127-16 A 7.00
(NAME)	(NAME)	
904 HARPETH VALLEY PLACE	904 HARPETH VALLEY PLACE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	NASHVILLE, TN 37221	
(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, **CHRISTINE R. JESSEY, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH LEINART and husband, MARSHALL W. MILLIKIN,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 11-B ON THE PLAN OF HARPETH VALLEY OFFICE PARK CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY LAWS, OF RECORD IN INSTR. 200003240029968, AND BY SUPPLEMENT AND AMENDMENT TO THE MASTER DEED OF RECORD IN INSTR. 20001102-0108689, 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 SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF HARPETH VALLEY OFFICE PARK CONDOMINIUMS, AS SHOWN ON EXHIBIT "A" TO THE SUPPLEMENT AND AMENDMENT TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINE R. JESSEY BY WARRANTY DEED FROM CARL R. NODINE AND/OR LINDA F. NODINE, TRUSTEES U/A/D SEPTEMBER 25, 2000, OF THE NODINE JOINT REVOCABLE LIVING TRUST AND ANY SUCCESSORS IN TRUST, RECORDED ON THE 16TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060216-0018945, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

SUBJECT PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREWITH.

unimproved ☐

This is improved ☒ property, known as 904 HARPETH VALLEY PLACE, 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 12th day of February, 2007.

CHRISTINE R. JESSEY

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, CHRISTINE R. JESSEY with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 12th day of January, 2007.

Commission expires:

Notary Public

