Davidson County DEEDWARR
Recvd: 08/16/07 12:23 2 pgs
Fees:13.00 Taxes:307.10

20070816-0098007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$83,000.00** (Eighty Three Thousand).

X _____
AFFIANT

Subscribed to and sworn before me this 27th day of July, 2007.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Leonard Bodrick and Sharon Bodrick 2035 Nashboro Blvd Nashville,TN 37217	**Leonard Bodrick and Sharon** **3120 Airlie St** **Charlotte, NC 28205-3227**	135-12-0A-018.00CO

WARRANTY DEED

FOR AND IN 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, **IVANETTA DAVIS, MARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LEONARD BODRICK AND WIFE SHARON BODRICK**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 2035, on the plan of Nashboro Village Twelve (12) Condominium, a Horizontal Property Regime, according to the Master Deed of record in Book 4827, page 30 amended in Book 6153, page 252, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4675, page 121, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description together with all interest to common elements.

Being the same property conveyed to Ivanetta Davis in Instrument 20020215-0020036 recorded 2/15/2002, Register's Office for Davidson County, Tennessee.

Ivanetta Davis hereby make oath that the above described property has never been the domicile of Ivanetta Davis, married.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2035 NASHBORO BLVD** **NASHVILLE,TN37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2007

WITNESS, this 27th day of July, 2007

Ivanetta Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of July, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ivanetta Davis** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of July, 2007.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011