Davidson County DEEDWARR
Recvd: 09/13/07 11:02 2 pgs
Fees:13.00 Taxes:610.50

20070913-0109841

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2470

(AFFIX SEAL)

R-REL-07-935

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather L. Garrick	Countrywide Bank, FSB	
935 Russell Street, Apt. 3 (ADDRESS)	750 Old Hickory Blvd., Ste. 180 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	82-16-B-102 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARILYN PRESTON DANIELSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HEATHER L. GARRICK, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 102, RUSSELL STREET COMMONS I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 13 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6928, PAGE 645 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARILYN PRESTON BY QUITCLAIM DEED FROM LEWIS F. PRESTON AND WIFE, BEVERLY PLATT PRESTON, RECORDED ON THE 1ST DAY OF APRIL, 1992 IN BOOK 8590, PAGE 419, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARILYN PRESTON HAS SINCE MARRIED AND IS NOW KNOWN AS MARILYN PRESTON DANIELSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6900, PAGE 13; MASTER DEED OF RECORD IN BOOK 6928, PAGE 645; AND BY-LAWS OF RECORD IN BOOK 7303, PAGE 487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE.

unimproved ( )
This is improved (X) property, known as 935 Russell Street, Apt. 3, Nashville, Tennessee 37206
(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 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. 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/our hand(s) this 7th day of September, 2007.

Marilyn Preston Danielson

Marilyn Preston Danielson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Preston Danielson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of September, 2007.

Notary Public

My Commission Expires: 11/27/07

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903