File No. 280401093

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 12:30 2 pgs
Fees:13.00 Taxes:497.53
20080605-0057905

Notary Seal present, but could not be reproduced.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,468.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2008

Notary Public

MY COMMISSION EXPIRES: 10.1.09
(AFFIX SEAL)

Bill Garrett
Davidson County Register of Deeds

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcel R. Rialland | PHH Mortgage Corporation d/b/a ERA Mortgage | 142-09-0-A-011 CO |
| (NAME) | (NAME) | |
| 841 Todd Preis Dr. 104 | 3000 Leadenhall Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Mount Laurel, NJ 08054 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Irene K. Ratner, a widow**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Marcel R. Rialland and wife, Vickie Rialland**, 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. 104 on the Plan of Doral County Villa Condominiums, Section I, as of record in Book 4860, Page 96, and described in Master Deed establishing a Horizontal Property Regime of Doral county Villa Condominiums, of record in Book 5011, Page395, and as amended in Book 5015, Page 251; Book 5124, Page 163 and Instrument Number 20070504-0053687, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such Unit.

Being the same property conveyed to Irene K. Ratner, a married woman by Warranty Deed from Albert Easley Coleman and wife, Janet D. Coleman, as of record in Book 10691, Page 251, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 4860, Page 96; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Master Deed of record in Book 5011, Page 395; as amended in Book 5015, Page 251; Book 5124, Page 163 and Instrument Number 20070504-0053687, said Register's Office. (4) Charter of Homeowner's Association as shown of record in Book 5220, Page 112, Register's Office for said County. (5) ByLaw Amendment as of record in Instrument Number 20070523-0061626, said Register's Office. (6) The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums, of record as aforementioned, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 841 Todd Preis Dr. 104, 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 2nd day of June, 2008.

Irene K. Ratner

STATE OF TENNESSEE

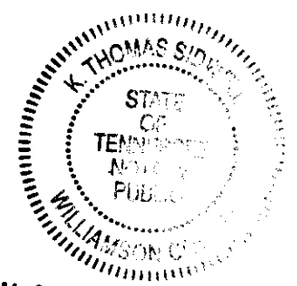
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Irene K. Ratner who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 2nd day of June, 2008.

Commission expires:

Notary Public




My Commission Expires 11/18/09

**File Number: 280401093**

**RETURN TO:**

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064