WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/25/08 09:52 2 pgs
Fees:13.00 Taxes:476.93
20081125-0115361

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-15-2010

(AFFIX SEAL)

MELISSA BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy R. Moore	EquiFirst Corporation, ISAOA, ATIMA	142090A00300CO
(NAME)	(NAME)	
859 Todd Preis Drive	500 Forest Point Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081919

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Janet M. Sullivan, a single woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Amy R. Moore, a single woman**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 100 of Section 1, Doral Country Villa horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, page 96, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING all of the same property conveyed to Janet M. Sullivan by Warranty Deed from Currin Kozak and Rae Mifflin Bryan dated May 7, 2004 and filed of record in Instrument No. 20040511-0053748, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime and the By-Laws of record in Book 5011, page 395, Book 5015, page 251, Book 5124, page 163, Instrument 20070504-0053687 and Instrument 20070523-0061626, said Register's Office, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 859 Todd Preis Drive, 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of November, 2008.

Janet M. Sullivan

STATE OF OREGON
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Janet M. Sullivan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Janet M. Sullivan executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2008.

Commission expires: 1-31-11

Notary Public

OFFICIAL SEAL
PAMELA S RIDDLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 412715
MY COMMISSION EXPIRES JAN. 31, 2011