Davidson County	DEEDWARR
Recvd: 07/15/09 16:21	3 pgs
Fees:18.00 Taxes:595.70	
20090715-0066458	

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Andrea Orfanakis, Grantors
TO: Daniel E. Dowd and Amber D. Dowd, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
Daniel E. & Amber D. Dowd	Same as Owner	131-05-OB-
108 Summit Ridge Court		108.00 CO
Nashville, TN 37215		

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $161,000.00.

Karen S Fell
Affiant

Subscribed and sworn to before me this the 13th day of July, 2009.

My commission expires: Jan 23, 2012

Sheri Prow Parsons
NOTARY PUBLIC

SHERI PROW PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Andrea Orfanakis, an unmarried woman,** hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Daniel E. Dowd and wife, Amber D. Dowd,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 108 on the plan of Four Seasons Condominiums, of record in Book 5050, page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for said County to which plan and Exhibit "D" reference is made for a complete description thereof.

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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 108 Summit Ridge Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 13 day of July, 2009.

"GRANTORS"

Andrea Orfanakis

STATE OF Oregon)
COUNTY OF Multnomah)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Andrea Orfanakis, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Portland, ~~Tennessee~~ Oregon this 13 day of July, 2009.

My commission expires: 5/2013

Notary Public

{Seal}

OFFICIAL SEAL
KEVIN M POLLACK
NOTARY PUBLIC-OREGON
COMMISSION NO. 439621
MY COMMISSION EXPIRES MAY 27, 2013

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

