WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090056315 DEEDWARR
Recvd: 08/18/09 11:02 2 pgs
Fees: 13.00 Taxes: 240.50
20090818-0077572

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF AUGUST, 2009.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nunu B. Redi	First Community Mortgage, Inc.	136030B02400CO
(NAME)	(NAME)	
3880 Priest Lake Dr #69	1610 S. Church Street Ste. A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN, 37130	
(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/WE, **Danielle Baird**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nunu B. Redi**, a single person 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:

A CERTAIN CONDOMINIUM APARTMENT BEING TOWNHOUSE 69, BUILDING 27 AND THE GARAGE THEREWITH IN A HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAN OF PRIEST LAKE PARK CONDOMINIUM TOWNHOUSES, PHASE II, AS SHOWN BY PLAT OF RECORD IN BOOK 4675, PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANIELLE BAIRD, UNMARRIED BY WARRANTY DEED FROM ALPHONSE V. PAOLILLO JR., UNMARRIED, RECORDED ON THE 27TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070727-0089686, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3880 Priest Lake Dr #69, Nashville, TN 37217

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, has 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 our hands this 6th day of August, 2009.

Danielle Baird by Dana Jenkins

Danielle Baird by Dana Jenkins, attorney in fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 8 day of August, 2009_, before me personally appeared Dana Jenkins, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Danielle Baird, and who acknowledged that he/she executed the same as the free act and deed of the said Danielle Baird, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *, page _____, said Register's Office..

Witness my hand and official seal this 10 day of August, 2009.

Tabatha Edwards
NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011

My Commission Expires: _____

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