BOOK 9539 PG 837

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Matthew B Kneeland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 94

Notary Public

My Commission Expires Nov

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew B. Kneeland (NAME) | NEW OWNER (NAME) | MAP 117-3D |
| 213 Hillsboro Place (ADDRESS) | SAME (ADDRESS) | PARCEL 213CO |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Susan B. Hahn, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew B. Kneeland, 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:

Land in Davidson County, Tennessee, being a certain Condominium Apartment known as Unit No. 213 on the Plan of Hillsboro Station Condominiums, of record in Book 6250, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Susan B. Hahn by deed from Jack Dalton Construction Corporation, a Tennessee Corporation, of record in Book 7430, page 516, and Book 8156, page 351, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Plat Book 6250, pages 751, 752 and 753; any and all restrictive covenants and/or easements of record in Book 3531, page 572; Book 3531, page 576; Book 3531, page 592; Book 3965, page 909; Book 4158, page 34; and Book 4633, page 468, and right of way contract of record in Book 1877, page 581; Master Deed of record in Book 6740, page 7; running with the land and taxes for the current year which have been prorated day of close.

This is unimproved ( ) improved (X) property, known as 213 Hillsboro Place, Nashville, TN 37215
(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 December 19 94

Susan B. Hahn
Susan B. Hahn

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan B. Hahn, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 19 94

Commission expires My Commission Expires Nov. 22, 1997

Paula M Harris
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public [illegible] for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

IDENTIFICATION REFERENCE

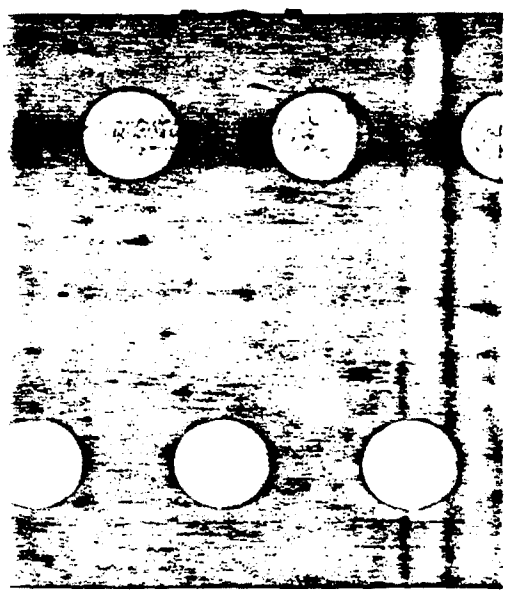
151136

94 DEC -6 PM 3:14

DAVIDSON COUNTY, TN.

3715 12/06 0101 03CHECK

338.30



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

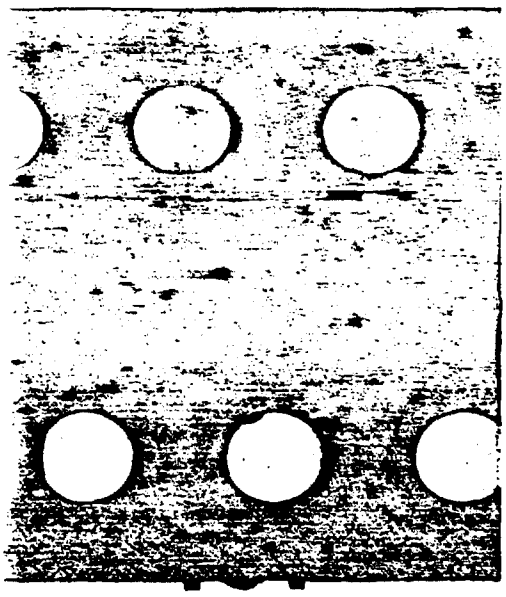
**RECEIVED OF** _____

**FOR** _____

BOOK 9539 PG 839

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



| | |
|---|---|
| CAMT | 89000.00 |
| CON TX | 329.30 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 338.30 |
| CHECK | 338.30 |

12/06/94 01 15:14 0001 0716

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

15136
IDENTIF. & REFERENCE

94 DEC -6 PM 3:14

REGISTER
DAVIDSON COUNTY, TN.

**No.** 860715