WARRANTY DEED

BOOK 11499 PG. 948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Janet H Hodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 1999.

Notary Public

MY COMMISSION EXPIRES: 1-22-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Hodge	Janet Hodge	131-6-G-508.00
(NAME)	(NAME)	07DA92725
508 Ashlawn Court	508 Ashlawn Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, Allison M. Dunaway, married and Nancy Hinner M. Heller, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet Hodge, umarried, 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.508, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by master Deed, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11, Burton Hills of record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Allison M. Smith, married and Nancy Hinner M. Heller, married by deed from Richard E. McKinney, unmarried and Robert H. McCormick, unmarried of record in Book 9768, Page 64 Register's Office for Davidson County, Tennessee.

The said Allison M. Smith having since divorced, Final Decree of record in Book 9768, Page 578 is now known as Allison M. Dunaway.

Stephen W. Dunaway, husband of the said Allison M. Dunaway, joins in this conveyance for the purposes of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

Frederick C. Heller, husband of the said Nancy Hinner M. Heller, joins in this conveyance for the purposes of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 508 Ashlawn Court, 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/our hand(s) this 26th day of May, 1999.

Allison M. Dunaway
Allison M. Dunaway

Stephen W. Dunaway
Stephen W. Dunaway

Nancy Hinner M. Heller
Nancy Hinner M. Heller by Allison M. Dunaway her Attorney in Fact

Frederick C. Heller
Frederick C. Heller by Allison M. Dunaway his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11499 PG. 949

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison M. Dunaway formerly known as Allison M. Smith, and Stepehn W. Dunaway the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allison M. Dunaway formerly known as Allison M. Smith with whom I am personally acquainted and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Nancy Hinner M. Heller and being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purpose therein contained.

My Commission Expires: 1-27-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allison M. Dunaway formerly known as Allison M. Smith with whom I am personally acquainted and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Frederick C. Heller and being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purpose therein contained.

My Commission Expires: 1-27-2001

Notary Public

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 1999.

Commission expires: 1-27-2001

Notary Public

0592826

IDENTIFICATION REFERENCE

99 MAY 28 PM 1:33

BILL GARNER, III, REGISTER
DAVIDSON COUNTY, TN.

558.23 05/28 0101 CKCHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11499 PG. 950

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0592826

IDENTIF. & REFERENCE

99 MAY 28 PM 1:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	147900.00
CON TX	547.23
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	558.23
CHECK	558.23

05/28/99 01 13:37 0001 2276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466830