WARRANTY DEED



Shelly A. Gardner
My Commission Expires
May 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 9TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(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
Lynne B. Zehnder	Lynne B. Zehnder	117-2-C-27CO
(NAME)	(NAME)	
652 Timber Lane	1321 Mulberry Road	07DA71482
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Martinsville, VA 24112	
(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, Catherine P. Zehnder, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynne B. Zehnder, unmarried, 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:

Being Unit 27 together with the carport designated No. 27-A on the Plan of Regency Park, as of record in Book 3700, Pages 111 and 112, Register's Office for said County, as follows:

Unit 27 together with the carport designated Number 27-A as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, Page 778, of the Register's Office for said County.

BEING the same property conveyed to Catherine P. Zehnder, unmarried by deed from Norman Schauman and wife, Peggy R. Schauman of record in Book 4711, Page 609, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 652 Timber Lane, 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 9th day of May, 2000.

Catherine P. Zehnder, unmarried

Instr:200005170049671 Page: 1 OF 2
REC'D FOR REC 05/17/2000 2:16:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

STATE OF VIRGINIA
City MARTINSVILLE
~~COUNTY~~ OF ~~HENRY~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine P. Zehnder, unmarried, the bargainor, 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.

Witness my hand and official seal at Martinsville, Virginia this 9th day of May, 2000.

Commission expires: 10/31/03

Karay S. Draper
Karay S. Draper Notary Public