03

Realty Tax 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~June 16, 2004~~

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/26/01 10:26 2pgs
Fees:13.00 Taxes:351.50

20011226-0141665

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mathew R. Zenner	AmSouth	Map 93-11-0-C Parcel 25.00CO
(NAME) 634 Second Avenue S	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Birmingham, AL 35244,	
(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, Ronald N. Hoogenakker and wife, Magaret N. Hoogenakker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mathew R. Zenner, a single person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. **25** on the Plan of Rutledge House Condominiums, of record in Book 6200, page 18, amended in Book 11700, page 26, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald N. Hoogenakker and wife, Margaret N. Hoogenakker by warranty deed of Rutledge House, Ltd., of record in Instrument #20000929-0096397, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Subject to all matters on the plan of record in Book 6200, page 318, amended in Book 11700, page 26, said Register's Office; (2) sanitary sewers and/or storm drainage easement in Book 6807, page 851 and in Book 6974, page 969, said Register's Office; (3) Charter in Book 11687, page 802 and Book 11687, page 735; (4) Ordinance Approving redevelopment in Book 10512, page 477; (5) Ordinance for Rutledge Hill Redevelopment Plan in Book 10512, page 464, said Register's Office; (6) Master Deed of Rutledge House Condominiums of record in Book 11687, page 739; (7) By-Laws of record in Book 11687, page 805, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 634 Second Avenue South, Nashville, TN 37210
(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 our hands this 18th day of December, 2001.

Margaret N. Hoogenakker

Margaret N. Hoogenakker

BY: Jackie Lampley Attorney in Fact

Ronald N. Hoogenakker

Ronald N. Hoogenakker

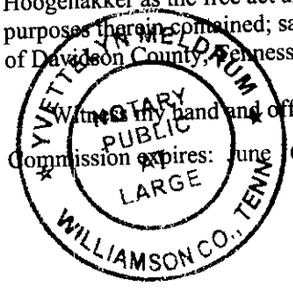
By: Jackie Lampley Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jackie Lampley, Attorney in Fact for Ronald N. Hoogenakker and Margaret N. Hoogenakker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney in Fact for the said Ronald N. Hoogenakker and Margaret N. Hoogenakker as the free act and deed of the said Ronald N. Hoogenakker and Margaret N. Hoogenakker and for the purposes therein contained; said Power of Attorney of record in Instrument #_____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee this 18th day of December, 2001.



Commission expires: June 6, 2004

Yvette Lyn Meldrum Notary Public