WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 90,000.00

Thelma Sanders-Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6/27/02

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma Sanders Hunter	SAME	136-3-A-128.00
(NAME) 3880 Priest Lake Drive, #44	(NAME) SAME	
(ADDRESS) Nashville, TN 37217	(ADDRESS) SAME	
(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, **Melinda M. Brooks, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thelma Sanders Hunter, married,** 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 07/05/02 12:37 2pgs
Fees:13.00 Taxes:333.00
20020705-0081134

unimproved ☐

This is improved ☒ property, known as 3880 Priest Lake Drive #44, Nashville, TN 37217
(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/my hands this 6/27/02.

Melinda M Brooks
Melinda M. Brooks

Kevin S. Brooks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Melinda M Brooks + Kevin S Brooks and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained ~~therein~~. Witness my hand and official seal at Nashville, Tennessee this 6/27/02.

Commission expires:
5/20/06

Notary Public

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No.44, Building No. 17 in a Horizontal Property Regime, located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Plat Book 4460, page 79 as revised in Book 4460, page 88, said Register's Office, to which is hereby made for a more complete and accurate legal description.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, right and interests in favor of the other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Park Condominiums Townhouses, Phase I, as of record in Book 4460, page 79 as revised in Book 4460, page 88, and Master Deed of record in Book 4651, page 412, amended in Book 4943, page 692 and Book 5189, page 671; By-Laws of record in Book 4651, page 420, amended in Book 5083, page 471, and Book 8115, page 838, and Book 9089, page 765; Charter of record in Book 4944, page 115.

Being the same property conveyed to Melinda M. Brooks by Deed from Melinda M. Brooks and husband, Kevin S. Brooks, dated 2/4/00 and recorded 3/6/00, of record in Instrument 200003060021796, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Melinda M. Brooks and husband, Kevin S. Brooks by Deed from Cheryl K. Lyda, an unmarried person, dated 12/2/99, recorded 1/11/00, of record in Instrument 200001110003598, Register's Office of said County.