WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $122,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2002.

Notary Public

MY COMMISSION EXPIRES: March 10, 2003.

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 205 Powell Place, Suite 115, Brentwood, TN

My Commission Expires 3/10/2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Allen	Christopher Allen	142-08B-82 CO
(NAME)	(NAME)	
801 Running Deer	801 Running Deer	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37027	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20021064

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wilma Hoyle Jensen**, unmarried hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christopher Allen, unmarried**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County Tennessee, being part of Coronada, a Condominium, as shown on the Plat of record in Book 5200, page 217, said Register's Office, and being more particularly described as follows:

Unit No. 82 on said Plan, being located at 801 Running Deer, as established by and described in the Master Deed, as amended, establishing a Horizontal Property Regime of Coronada, a Condominium, Phase, IV.

Being the same property conveyed to Wilma Hoyle Jensen, unmarried by deed from James D. Gilmore, unmarried, dated November 24, 1982, and recorded in Book 5968, page 874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by Grantors herein.

unimproved ☐

This is improved ☒ property, known as 801 Running Deer, Nashville, TN 37221

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of September, 2002.

Wilma Hoyle Jensen

Davidson County DEEDWARR
Recvd: 09/16/02 11:19 2pgs
Fees:13.00 Taxes:451.40

20020916-0112407

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Wilma Hoyle Jensen, unmarried, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of September, 2002.

Commission expires: March 30, 2003

Brian C. Bate Notary Public

