Bk 36

(4)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/03 13:34 3pgs
Fees:18.00 Taxes:321.90

20030324-0038582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC AT LARGE
Amy Adams Gowan
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirsten L. Haman	Union Planters Bank, National Association	161-1A-63CO
(NAME)	(NAME)	
5310 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Joseph C. Dunnagan and wife, Beverly D. Dunnagan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kirsten L. Haman, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5310 Edmondson Pike, Nashville, TN 37211

(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 19th day of March, 2003.

Joseph C. Dunnagan

Beverly D. Dunnagan

By: Joseph C. Dunnagan, Attorney-in-fact

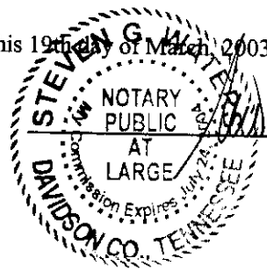
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph C. Dunnagan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 19th day of March, 2003.

Commission expires:



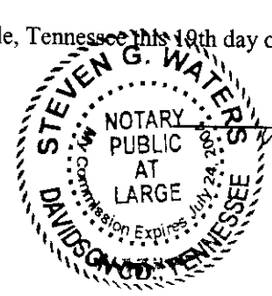
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph C. Dunnagan with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Beverly D. Dunnagan as her Attorney in Fact as the free act and deed of the within named Beverly D. Dunnagan.

Witness my hand and official seal at Goodlettsville, Tennessee this 19th day of March, 2003.

Commission expires:



Notary Public

EXHIBIT A

SITUATE in Davidson County, Tennessee, and more particularly described as all of Unit 5310, as shown on the Plat of Danbury, of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with garage number 7 as described in said Plat, and together with an undivided interest in the common elements of Danbury Homeowners' Association, all as described in Book 6612, page 75, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph C. Dunnagan and wife, Beverly D. Dunnagan by deed from Charles Edward Atkinson, Jr. and wife, Jean Claudia Atkinson of record in Book 11126, page 488 and re-recorded in Instrument No. 20030324 0038579, Register's Office, Davidson County, Tennessee. Notary's Certificate of Correction of record in Instrument No. 20030324-0038580, Register's Office, Davidson County, Tennessee.

Joseph C. Dunnagan executed this instrument on behalf of Beverly D. Dunnagan pursuant to a Power of Attorney of record in Instrument No. 20030324-0038581, Register's Office, Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 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, rights and interest in favor of 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 Danbury Condominiums of record in Book 6612, page 75, and By-Laws in Book 6612, page 107, said Register's Office.

Lease Agreement by and between Country Place Apartments and Home Coin Laundries of record in Book 5114, page 39, said Register's Office.

Agreement to grant sewer and water easements as described in release between Gertrude Tibbs Ezell and First Wisconsin Mortgage Company, dated July 19, 1977, as incorporated in Order entered in Minute Book 221, page 638, in the Chancery Court at Nashville, Tennessee.

Rights of others in and to easement reserved in Deed of record in Book 6461, page 530, in said Register's Office, and obligations to maintain same in accordance therewith.

Easement for sanitary sewers and/or storm drainage of record in Book 7291, page 879, in said Register's Office.