Davidson County DEEDWARR
Recvd: 08/26/04 10:31 2pgs
Fees:13.00 Taxes:499.50

20040826-0103281

MITCHELL A. WATTS
Notary Public
Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Lori H. O'Connor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Lori H. O'Connor	Lori H. O'Connor	142-08-0-A
213 Pebble Brook	213 Pebble Brook	GROUP
Nashville, Tennessee 37221	Nashville, Tennessee 37221	PARCEL 058.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *****One Hundred Thirty Five Thousand Dollars and Zero Cents ($135,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cindy L. Hay-Hemby, married,, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lori H. O'Connor and husband, Gavin W. O'Connor, 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 Town House No. 58 on the Plan of Phase II, Coronada Town Home Condominium, of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Cindy L. Hay by deed dated November 13, 2000, from Francene A. Cucinello, unmarried, of record as Instrument No. 20001120-0114539 in the Registers' Office for Davidson County, Tennessee; the said Cindy L. Hay having since married Ron Hemby and is known as Cindy L. Hay-Hemby.

RON HEMBY, spouse of Cindy L. Hay-Hemby, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

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 and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 213 Pebble Brook, Nashville, TN 37221

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 I do covenant with the said Grantees 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 ourselves, my 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 hand this 20th day of August, 2004.

Cindy L. Hay-Hemby

Ron Hemby

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Cindy L. Hay-Hemby and Ron Hemby, the bargainors, 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 Nashville, Tennessee this 20th day of August, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

