Davidson County DEEDWARR
Recvd: 01/19/05 10:48 2 pgs
Fees:13.00 Taxes:604.95

20050119-0006672

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $163,500.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2005.

Notary Public

My commission expires: 11/2/08

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE My Commission Expires 11/2/08

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dave Donahue **Cara Donahue**	Owner	**Map 142-8-O-B, Parcel 64-CO**
1008 Pebble Brook		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Doug Kennedy, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cara Donahue and Dave Donahue, wife and husband

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 64, Phase III, Coronada Town Home Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, as shown on the plat of Phase III, Coronada Town Home Condominiums, recorded in Plat Book 5200, page 67, said Register's Office, and described in Master Deed recorded in Book 4901, page 679, as amended in Book 5202, page 329, and Book 5306, page 241, and By-Laws of record in Book 4901, page 702, said Register's Office, to which reference is hereby given for a more complete description thereof.

Being the same property conveyed to Doug Kennedy, unmarried, by Warranty Deed, from Robert S. Spencer, married and wife, Rebecca D. Spencer, of record in Book 11685, page 29, Dated September 29, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 67, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Book 7173, page 324, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 4902, page 938, and amended in Book 6132, page 118 and Book 7694, page 733, Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer of record in Book 4788, page 761 and Book 4816, pages 965 and 968, Register's Office for Davidson County, Tennessee.
Repurchase and Option Agreement of record in Book 4904, page 622 and Book 6098, page 593, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 4901, page 679, Book 5202, page 629, Book 5306, page 241 and Book 5522, page 675, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved (X) unimproved ( ) property known as 1008 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 14th day of January, 2005.

Doug Kennedy

Doug Kennedy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Doug Kennedy, an unmarried man, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2005.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG 14, 2005

Notary Public

My Commission Expires:

RECORD & RETURN TO:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064