File No. 250702039

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/10/07
(AFFIX SEAL)

MARY A. HAMSTRA NOTARY PUBLIC SUMNER COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/02/05 10:48 2 pgs
Fees:13.00 Taxes:423.65
20050802-0090153

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana C Flynn	Diana C Flynn DCF SunTrust Mortgage, Inc.	Map/Parcel:095020A10300CO
(NAME) 103 Cottage Place	(NAME) 201 4th Ave., No., 7th Floor	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Mary A. Hamstra, an unmarried woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diana C Flynn, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 3 on the Plan of COTTAGE PLACE CONDOMINIUMS, as of record in Plat Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office.

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Being the same property conveyed to Mary A. Hamstra, an unmarried woman by deed from Esther K. McStravick of record in Instrument number 20030115-0006268 and filed for record on January 15, 2003, Register's Office for said County

This conveyance is subject to all matters as set forth per Plat Book 6520, Pages 816 thru 823, Register's Office of said County.

Master Deed as shown of record in Deed Book 6520, Page 745 and 793; Book 6569, page 212; Book 6636, page 722 and Book 6902, page 829, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 103 Cottage Place, Nashville, TN 37214
(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(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 28th day of July, 2005.

Mary A. Hamstra by Jennifer R. Thibodeaux, Attorney in fact

Mary A. Hamstra

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 28th day of July, 2005, before me personally appeared Jennifer R. Thibodeaux, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary A. Hamstra, and who acknowledged that she executed the same as the free act and deed of the said Mary A Hamstra by virtue of that Power of Attorney, duly executed by the said Mary A Hamstra and appearing of record in Book ____, page _____, of Register's Office of Rutherford County, Tennessee.

20050802-0090152

Witness my hand at office this 28th day of July, 2005.

Commission expires: 2.2006

Annemarie Cain

Notary Public

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 250702039

RETURN TO:
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129