File No. 250701414

PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/05 10:39 2 pgs
Fees:13.00 Taxes:2682.50

20050811-0095191

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE METRO COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie E. Wilson	Marjorie E. Wilson	104-2E1 thru 104-2E-10
(NAME)	(NAME)	
209 Acklen Park Drive	4122 Terraza Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Los Angeles CA 90008	
(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, WE,
Mary Jo Vandyke Hughes and husband Walter E. Hughes, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Marjorie E. Wilson, 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:***

A certain Condominium Apartment in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on the Site Plan of Acklen Park Condominiums as attached as Exhibit "A" to the Master Deed of record in Book 6715, Page 983, in the Register's Office for said County.

There is conveyed with the above described individual condominium units an undivided interest in and to the general and/or restricted common areas and facilities of Acklen Park Condominiums, as said areas are set forth and defined in the Master Deed of record in Book 6715, page 983, said Register's Office, and to which reference is hereby made for more particulars.

Walter E. Hughes joins in this conveyance to convey any and all rights he may have in this property.

Being the same property conveyed to Mary Jo Vandyke Hughes by Quitclaim Deed from Vann H. Hughes, executed on November 11, 2004 and filed for record on January 3, 2005 in Instrument No. 20050103-0000718, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 6715, Page 983, Register's Office for Davidson County, Tennessee.

Easements of record in Book 4744, page 682; Book 5278, page 766; Book 6290, page 125, and Book 6381, page 546, Register's office for Davidson County, Tennessee.

Sewer Easement of record in Book 2270, page 206, Register's office for Davidson County, TN

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 209 Acklen Park Drive, Nashville, TN 37203

(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 10th day of August, 2005.

Mary Jo Vandyke Hughes

Walter E. Hughes

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ***Mary Jo Vandyke Hughes and husband Walter E. Hughes***, 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 and official seal at Mt Juliet, Tennessee, this 10th day of August, 2005.

My Commission Expires: 1-23-06

Notary Public

File Number: 250701414

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

