Davidson County DEEDWARR
Recvd: 12/29/05 11:01 2 pgs
Fees:13.00 Taxes:752.23

20051229-0156090

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,306.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.

(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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:	**PART OF**
Lindsey M. Dudney	First Horizon Home Loan Corporation dba First Tennessee Home Loans	MAP 092-13-0
3308-B Elkins Avenue	2525 West End Avenue #400	GROUP
Nashville, Tennessee 37209	Nashville, TN 37203	PARCEL 185.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Three Thousand Three Hundred Six Dollars and Forty Nine Cents ($203,306.49), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lisa Friedland, a single person and Susan Henderson, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lindsey M. Dudney, a single person , hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit B as shown on the Plan of 3308 Elkins Avenue Condominium, a horizontal property regime, attached as Exhibit "C" to the Master Deed of 3308 Elkins Avenue Condominium, of record as Instrument No 20051101-0132031 in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.

BEING part of the same property conveyed to Lisa Friedland, a single person, and Susan Henderson, a single person, by deed dated June 9, 2004, from Jon M. Randall, married, of record as Instrument No. 20040611-0069460 in the Register's Office for Davidson County, Tennessee.

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.

This is:

unimproved ☐

improved ☒ property known as 3308-B Elkins Avenue, Nashville, Tennessee 37209

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, 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 our hands this 22nd day of December, 2005.

Lisa Friedland

Susan Henderson

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 Lisa Friedland and Susan Henderson, 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 22nd day of December, 2005.

Commission expires: September 30, 2009

Mitchell A .Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY