Davidson County DEEDWARR
Recvd: 01/12/06 10:11 2 pgs
Fees:13.00 Taxes:791.43
20060112-0004701

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,900.00

Abby R. Rubenfeld
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2006.

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:	MAP
Cynthia Tucker	Wells Fargo Home Mtg.	104-05-0 B
3720 Meadowbrook Avenue	5203 Maryland Way #102	GROUP
Nashville, Tennessee 32705	Brentwood, TN 37037	PARCEL 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirteen Thousand Nine Hundred Dollars and Zero Cents ($213,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Abby R. Rubenfeld, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Cynthia Tucker, a single person, hereinafter called the Grantee, his/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. 1 of Meadowbrook Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Meadowbrook Condominiums of record in Book 6956, page 13, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

BEING the same property conveyed to Abby R. Rubenfeld, unmarried, by deed dated May 15, 2002, from Chris J. Keaton and wife, Gina H. Keaton, of record as Instrument No. 20020517-0060831 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 matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 3720 Meadowbrook Avenue, Nashville, Tennessee 37205

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, his/her heirs and assigns forever; and I do covenant with the said Grantee 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/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 hand this 9th day of January, 2006.

Abby R. Rubenfeld

Abby R. Rubenfeld

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 Abby R. Rubenfeld, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

