File No. 260201154

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/06 12:23 2 pgs
Fees:13.00 Taxes:832.13
20060313-0028633

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Sue Dunnebacke Gunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2006.

Becca Campbell
Notary Public

MY COMMISSION EXPIRES: 4/18/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue Dunnebacke Gunn	Sue Dunnebacke Gunn	007-14-O-B-003.00CO
(NAME) 1900 Tinnin Rd. Condominium A-3	(NAME) 1900 Tinnin Rd. Condominium A-3	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(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,

Charles Robertson, and Wife, Frances Robertson,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sue Dunnebacke Gunn, a married woman,

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:

Unit No. 3 of Building A on the Plan of Magnolia Station-Phase One, a Condominium, created under the provisions of T.C.A. Section 64-27-101, et. Seq., as amended and as established by a Master Deed recorded as Instrument # 20030827-012444, Register Office for Davidson County, Tennessee, and as amended in the Amendment to Master Deed recorded as Instrument No. 20041001-0118510, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to the said unit, as shown on the Plan of record filed as Exhibit B to the said Amendment to Master Deed, to which Plan reference is hereby made for a more complete description of the property, the Unit conveyed and the Common Areas referred to herein.

Being the same property conveyed to Charles Robertson, and Wife, Frances Robertson by deed from Magnolia Properties, LLC, a Tennessee Limited Liability Company of record in Instrument # 20041013-0123504, Register's Office for said County.

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 1900 Tinnin Rd. Condominium A-3, Goodlettsville, TN 37072
(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 March, 2006.

Charles Robertson

Charles Robertson

Frances Robertson

Frances Robertson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles Robertson, and Wife, Frances Robertson, 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 10th day of March, 2006.

Commission expires: 4/18/08

Rebecca Campbell

Notary Public

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN MY COMMISSION EXP.

File Number: 260201154

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075