File No. 260700823

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/06 09:42 2 pgs
Fees:13.00 Taxes:440.30
20060728-0091286

STATE OF ALABAMA
COUNTY OF Mobile

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Deborah E. Hill-Cooper
Affiant

SUBSCRIBED AND SWORN TO [illegible] 27TH DAY OF JULY, 2006.

[illegible] Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX [illegible])

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah E. Hill-Cooper	Owner	Map 096-09-0A Parcel 706.00
(NAME)	(NAME)	
706 Kent Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Doreen S. Denmon, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah E. Hill-Cooper, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being all of Unit No. B706, on the Plan of Emery Place Condominiums, as shown by plat appearing of record in Plat Book 6250, Page 719, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Doreen S. Denmon by Warranty Deed dated July 28, 2000 of record in Instrument No. 20000801-0076116, Register's Office for Davidson County, Tennessee.

This property subject to: 2006 property taxes, and every year thereafter, a lien but not yet due and payable; Declaration of Covenants, Conditions and Restrictions & By-Laws of Record in Book 6715, page 96, Book 6783, page 205, Book 6845, page 515, and in Book 8048, page 351, said Register's Office; Charter for Emery Place Condominiums of Record in Book 6647, page 466, and in Book 6724, page 627, said Register's Office; Quit Claim deed to Emery Place Home Owners Association for the common area of record in Book 6887, page 730, and in book 6947, page 944, said Register's Office; Sanitary Sewer and/or Storm Drainage Easement of Record in Book 6342, page 521, said Register's Office; Storm Water Detentions agreement of Record in Book 6623, page 109, said Register's Office; Subject to Tennessee Valley Authority Easement as shown on plat; Subject to any and all matters on plat of record in Plat Book 6250, page 719; all in the Register's Office for Davidson County, Tennessee.

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 706 Kent Road, 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, 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, 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 hands this 27th day of July, 2006.

Doreen S. Denmon

STATE OF TENNESSEE

COUNTY OF WILSON

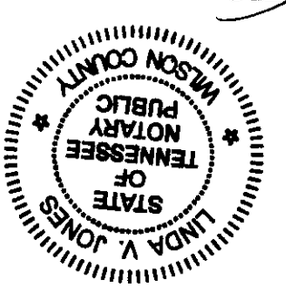
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Doreen S. Denmon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

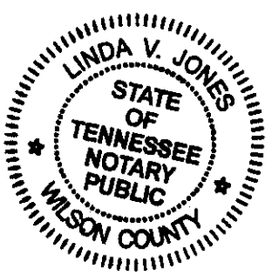
Witness my hand at office this 27th day of July, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)





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RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122