3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/07 11:26 2 pgs
Fees:13.00 Taxes:690.05

20070110-0004186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Marilyn Grace Adams	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
211 Cana Circle	**201 4th Avenue North, 7th Floor**	**MAP 129-11-A**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37219**	**PARCEL 211.00CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marvin E. Himmelberg and wife, Grace H. Himmelberg** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marilyn Grace Adams,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 211, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, and corrected in Book 6237, page 660, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister at St. Henry, of record in Plat Book 5200, page 656, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Marvin E. Himmelberg and wife, Grace H. Himmelberg by Warranty Deed from Robert L. Ducklo and wife, Rosemary W. Ducklo, dated May 14, 1985, recorded May 22, 1985, of record in Book 6562, page 894, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 5200, page 656, said Register's Office; (c) Master Deed in Book 6042, page 602 amended in Book 6071, page 149 and corrected in Book 6237, page 660, said Register's Office; and (d) Charter of record in Book 6067, page 203, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 211 Cana Circle, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 8th day of January, 2007.

Marvin E. Himmelberg
By: Janet A. Shaffer, Attorney in Fact

Grace H. Himmelberg
By: Janet A. Shaffer, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Janet A. Shaffer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of Marvin E. Himmelberg and wife, Grace H. Himmelberg the within named bargainors, and acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Marvin E. Himmelberg and wife, Grace H. Himmelberg.

Witness my hand and official seal at Nashville, Tennessee this 8th day of January, 2007.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public