File No. 20010001

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/07 09:33 2 pgs
Fees:13.00 Taxes:192.40
20070116-0005733

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arlin L. McRae	First Horizon Home Loan Corporation	44-11A-101 CO
(NAME)	(NAME)	
428 Cumberland Hills Dr.	1555 W. Walnut Hill Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Irving, TX 75038	
(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 G. Nash and Beverly N. Hughes, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arlin L. McRae, 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. A-1, Parcel 101, of Lakeside Retirement Village Condominiums, a Horizontal Property Regime according to the Master Deed which is of record in Book 7977, Page 92, as re-recorded in Book 8164, Page 151, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Marvin G. Nash and Beverly N. Hughes, as joint tenants with right of survivorship by deed from James Riley Laymon and wife, Betty Ileene Laymon, dated June 26, 2002 and recorded on June 26, 2002 in Instrument No. 20020626-0076939, Register's Office, Davidson County, Tennessee.

Beverly Nash Carpenter is now known as Beverly Nash Hughes, executes this instrument on behalf of Marvin G. Nash, pursuant to Power of Attorney recorded simultaneously herewith of record in Instrument No. 20070116000 5732, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lakeside Retirement Village Condominiums of record in Book 7977, page 92, as rerecorded in Book 8164, Page 151, said Register's Office.

Charter of record in Book 7876, Page 460, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 511 Jones Street Unit A-1, Old Hickory, TN 37138

(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.

File No. 20010001
Witness our hands this 12th day of January, 2007.

Marvin G. Nash BY: Beverly Nash Hughes, Attorney-in-Fact

Beverly N. Hughes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly N. Hughes, the bargainor(s), 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 this 12th day of January, 2007.

Commission expires:
10/07/2009

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Nash Hughes with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Marvin G. Nash as his Attorney in Fact as the free act and deed of the within named Marvin G. Nash.

Witness my hand and official seal this 12th day of January, 2007.

Commission expires:
10/07/2009

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public