WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/07 08:54 2 pgs
Fees:13.00 Taxes:628.63

20070312-0029727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-21-09 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

LAURA FINLAYSON BUTLER DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jane Popp	**SAME**	**86-14-C-34CO**
(NAME)	(NAME)	
3911 Dodson Chapel Rd. #34		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Carolyn W. Shelton, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Jane Popp**, 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 34 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one and the same, as of record in Instrument #20011005-0108857, Register's office, Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. Seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof to the By-Laws of 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, option, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one and the same as of record in Instrument #20011005-0108857 and Charter of record in Instrument No. 20011005-0108856, said Register's Office.

Being the same property conveyed to Carolyn W. Shelton by deed dated May 31, 2002 from Richard A. Nelson, of record in Instrument No. 20020603-0066899, said Register's office. This property then being conveyed by Quitclaim Deed from Carolyn W. Shelton to Carolyn W. Shelton, Patricia Annette Brunotts and Eva Marie Irvin, as joint tenants with the right of survivorship dated August 21, 2003 and recorded as Instrument No. 20030904-0128924, said Register's Office. Then being conveyed by Quitclaim Deed from Carolyn W. Shelton, Patricia Annette Brunotts and Eva Marie Irvin to Carolyn W. Shelton dated February 22, 2007 and recorded as Instrument No. 20070222-0022137 and re-recorded as Instrument No. [illegible] said Register's Office.

This conveyance is subject to a Storm Water Detention Agreement of record in Instrument #20010710-0073194, said Register's Office. This conveyance is subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3911 Dodson Chapel Rd. #34, Hermitage, TN 37076**

(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 my hand this 5th day of March, 2006.

Carolyn W. Shelton

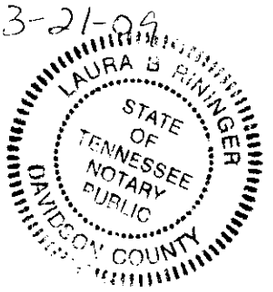
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn W. Shelton, 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 5th DAY OF MARCH, 2006.

Commission expires: 3-21-09



Notary Public