File No. 271100091

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/07 15:07 2 pg
Fees:13.00 Taxes:340.03

20071116-0134768

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2007.

Amanda Haneline
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin A. Hahn	Wells Fargo Home Mortgage	
(NAME)	(NAME)	051100B04800
210 Ellington Place	2701 Wells Fargo Way X9901-11W	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Minneapolis, MN 55467	
(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, I,

Clyde R. Keith, unmarried,

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

Martin A. Hahn and Sharon A. Hahn,

HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 210 on the Plan of Ellington Place Condominiums a Horizontal Property Regime, created under Title 66 Section 27-101 et seq as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed Reference is hereby made to the plat of Ellington Place Condominiums as of record in Book 6984, Page 84, said Register's Office, for a more complete and accurate description of said lot.

Being the same property conveyed to Clyde R. Keith, unmarried by deed from Raymond E. Tarkington of record in Instrument Number 200207310091869, Register's Office for said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record in Book 6984, Page 84, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 210 Ellington Place, Madison, TN 37115
(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), Their 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), 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/our hands this 9th day of November, 2007.

Clyde R. Keith by Stuart D. Spirn, Attorney-in-Fact

STATE OF Virginia
COUNTY OF James City

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stuart D. Spirn, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument Number 20071116-0134760, Registers Office for Davidson, the **Attorney-in-Fact** of Clyde R. Keith, unmarried (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 11/9/2007.

My Commission Expires:.
3/31/11

Barbara R. Zych, Notary Public.

BARBARA R. ZYCH
Notary Public
Commonwealth of Virginia
280500
My Commission Expires Mar 31, 2011

File Number: 271100091
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122