File No. 280201461

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/08 11:29 2 pgs
Fees:13.00 Taxes:758.50

20080307-0023205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

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
Pamela L. Hunt	Countrywide Home Loans	Map 117030A01800
(NAME) 3000 Hillsboro Pike #18	(NAME) 801 Crescent Centre Drive	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	
(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, Andrew J. Niggemann, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela L. Hunt, unmarried HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 18, Versailles Apartments, as shown on plat of record in Plat Book 5050, page 80 corrected by surveyor's Certificate of Correction in Book 5171, page 153 and as established under Master Deed of record in Book 5168, page 944, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Andrew J. Niggemann by Warranty Deed from Charles Clement Voorhes IV, married and wife, Katie Voorhes, dated September 29, 2006, record October 4, 2006 of record in Instrument No. 20061004-0123095, 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) 2008 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 5050, page 80 and Surveyors Certificate of Correction in Book 5171, page 153, said Register's Office; (c) Master Deed contained in Book 5168, page 944, and amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office; (d) By-Laws of record in Book 5168, page 944 and amended in Book 5589, page 367; Book 5659, page 641 and re-recorded in Book 5667, page 375 and Book 7770, page 955, said Register's Office and (e) Charter of record in Book 5179, page 858, said Register's Office.

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 3000 Hillsboro Pike #18, Nashville, TN 37215
(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), HER 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), 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 6th day of March, 2008.

Andrew J. Niggemann

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Andrew J. Niggemann, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of March, 2008.

Commission expires: 10-12-08

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

Notary Public

File Number: 280201461

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