WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/08 15:29 2 pgs
Fees:13.00 Taxes:440.30

20080702-0068629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAUL C. ROPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 21, 2010

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katja A.C. Hedding	Katja A.C. Hedding	092-16-0B-081.00CO
(NAME)	(NAME)	
900 19th Avenue South, #802	900 19th Avenue South, #802	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, Dorothy B. Bryant, Trustee of The Dorothy Bryant Lancaster Trust, dated March 3, 2003, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katja A.C. Hedding, 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:

Unit No. 802 in a Horizontal Property Regime as shown on the condominium site plan of University Square Condominium Apartments, as of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DOROTHY B. BRYANT by deed from WILLIAM M. HEBERER, JR., AND WIFE, MARY RITA HEBERER AND WILLIAM M. HEBERER, III AND WIFE, ANNA C. HEBERER of record in Book 10125, page 410, dated July 17, 1996, Register's Office for Davidson County, Tennessee and being the same property further conveyed to DOROTHY B. BRYANT, TRUSTEE OF THE DOROTHY BRYANT LANCASTER TRUST DATED MARCH 13, 2003, said Register's Office.

This conveyance is subject to: 2008 County taxes, a lien, but not yet due and payable; all matters shown on the Plan of record in Book 6900, page 124, said Register's Office; and Master Deed of record in Book 7051, page 529, as amended in Book 7119, page 884, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 900 19th Avenue South, #802, Nashville, TN 37212

(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 30th day of June, 2008.

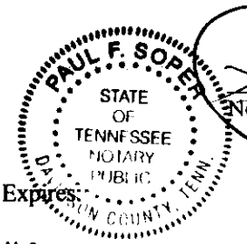
Dorothy B. Bryant, Trustee of The Dorothy Bryant Lancaster Trust, dated March 13, 2003

By: _____
Dorothy B. Bryant, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy B. Bryant, Trustee of The Dorothy Bryant Lancaster Trust, dated March 3, 2002, the within named 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 [illegible], this 30th day of June 2008.



Notary Public

My Commission Expires:

My Commission Expires MAR. 20, 2010