File No. 280801078

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/08 09:16 2 pg
Fees:13.00 Taxes:437.77
20080930-0098959

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF ~~KENTUCKY~~ TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,316.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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
Nora K Klein	Nora K Klein	Map 136-15-0C Parcel 010.00 CO
(NAME)	(NAME)	
3428 Old Anderson Road	3428 Old Anderson Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Susanne M. Adams, unmarried**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Nora K. Klein and husband Charles Lewis Klein,** 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. 10 on the Plat of Camden Court of record at Instrument No. 20010205-0010878 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Unit.

TOGETHER WITH AND SUBJECT TO the rights and obligations in and to the common areas and the Declaration of Easements and Maintenance Agreement of record by Instrument No. 20010205-0010878, Register's Office for Davidson County, Tennessee and as shown on plat of record and as a member of Camden Court Townhouses Owners Association.

BEING the same property conveyed to Suzanne M. Adams, Unmarried by Warranty Deed dated May 14, 2004, filed on May 17, 2004, from James W. Peterson, Unmarried, of record by Instrument No. 20040517-0057385 and re-recorded by Instrument No. 20040526-0061832 and re-recorded by Instrument No. 20040610-0068736, in the Register's Office for Davidson County, Tennessee.

This property is subject to: Davidson County Taxes for the year 2008 and subsequent years; Master Deed of record by Instrument No. 20010201-0009990, Instrument No. 20010314-0024382 and Instrument No. 20010605-0058442;
Charter of Homeowner's Association as shown of record in Instrument No. 20010605-0058441; Quitclaim Deed to Homeowner's Association for Open Space of record by Instrument No. 20010605-0058443 in the Register's Office for Davidson County, Tennessee; Subject to all matters as set forth on the plat of record in Instrument No. 20010205-0010878all in the Register's Office of Davidson County, Tennessee.

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 3428 Old Anderson Rd., Antioch, TN 37013
(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 I am 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 myself, my 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 23rd day of September, 2008.

Suzanne M. Adams

State of Kentucky County of JEFFERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Suzanne M. Adams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of September, 2008.

Commission expires:

Notary Public

(seal)

NOTARY PUBLIC JUANITA S. SMITH STATE AT LARGE

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Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212