Davidson County DEEDWARR
Recvd: 10/02/08 12:53 2 pgs
Fees:13.00 Taxes:462.50
20081002-0100221

File No. 280900530

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

x Kathryn L. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn L. Dean	Capital Mortgage Finance Corp	131-05-0B-414.00CO
(NAME) 414 Summit Ridge Drive	(NAME) 6310 Stevens Forest Road	
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Columbia, MD 21046	
(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, Bobbie Langley, Executrix of the Estate of Bertha Mai Woodlee, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kathryn L. Dean, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 414 as shown on the Plan of Four Seasons, a condominium development, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6341, page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof, together with an undivided percentage interest in the common elements appurtenant to said Unit,

Being the same property conveyed to Mai Woodlee, unmarried, by deed dated June 5, 1986 from Four Seasons Associates of record in Book 6882, page 666, said Register's Office. Mai Woodlee (a/k/a Bertha Mai Woodlee) died testate on November 10, 2007. Bobbie Langley is the Executrix of the estate of Bertha Mai Woodlee, with full power to sell real property, in accordance with the Will of Bertha Mai Woodlee, probated January 3, 2008 of record in Docket No. 07P1933, Probate Court Clerk's Office for Davidson County, Tennessee.

County of Davidson taxes for the year 2007, and all prior years, are paid.

Master Deed of record in Book 6341, Page 349 and Book 6847, Page 122, Register's Office for Davidson County, Tennessee.

Easement(s) as shown of record in Book 5271, Page 430, Book 6869, Page 157, Book 6869, Page 162, Book 6870, Page 966, Book 7776, Page 899, Instrument 200109120099679, Register's Office for Davidson County, Tennessee.

Four Seasons Homeowners' Association Charter of record in Book 6855, Page 917, and Book 8176, Page 697, Register's Office for 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 414 Summit Ridge Drive, 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 our hands this 26th day of September, 2008.

Estate of Bertha Mai Woodlee

By: Bobbie Langley Ex
Bobbie Langley, Executrix

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobbie Langley, with whom I am personally acquainted and who proved herself to be the Executrix of the Estate of Bertha Mai Woodlee, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 26th day of September, 2008.

Commission expires:



_____
Notary Public

File Number: 280900530

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027