File No. 290501303

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily C. Hock	FAMC	142-09-OA-058.00
(NAME) 731 Albar Drive	(NAME) 501 Corporate Centre Drive Suite 400	
(ADDRESS) Nashville, TN 37221	(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, WE, **Michael F. Senna and wife, Melinda Baker Senna** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Emily C. Hock, 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:

BEING Unit No. 48-B on the Plan of SECTION THREE, DORAL COUNTRY VILLA, as shown by plat of record in Plat Book 5050, Page 48 ,erroneously shown as Section IV as recorded in Book 5050, Page 61, on prior deeds, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael F. Senna, an unmarried person by Warranty Deed, from Blake C. Evans and wife, Deborah C. Evans and filed for record in Book 10595, Page 343, Register's Office for said County.

Melinda Baker Senna joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 5050, Page 48, revising Book 4675, Page 108, Register's Office of said County.

Subject to easements, restrictions, conditions and by-laws, as set out in the Master Deed of record Book 5011, Pages 395 & 429, Book 5015, Page 251 and as Amended in Book 5119, Page 749, Book 5124, Pages 163 & 167, Book 5157, Pages 252 & 254, Book 5194, Pages 134 & 136 and Instrument No. 20070504-0053687 in the Register's Office of said County.

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 731 Albar Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20090043190 DEEDWARR
Recvd: 06/29/09 11:13 2 pgs
Fees:13.00 Taxes:536.50
20090629-0060114

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 26th day of June, 2009.

Melinda Baker Senna

Michael F. Senna

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael F. Senna and Melinda Baker Senna 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 26th day of June, 2009.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

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RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027