File No. 290800098

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/09 13:21 2 pgs
Fees:13.00 Taxes:499.13
20090831-0081545

STATE OF Missouri
COUNTY OF Cape Girardeau

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Harry J Niendorf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2009.

Debra S. Fitch
Notary Public

MY COMMISSION EXPIRES: 9/15/2012
(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
Julie R. James	Pinnacle National Bank	07512005600CO
(NAME)	(NAME)	
751 Tulip Grove Road Condominium 1105	211 Commerce St Ste 300 Nashville, TN 37201	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Harry J. Niendorf and Susan M. Niendorf, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Julie R. James, 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 No. 1105, Phase Two, Brookside Park Townhomes, as shown on plat of record in Instrument No. 20001010-0100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harry J. Niendorf and Susan M. Niendorf, husband and wife by Warranty Deed dated June 11, 2004 from Nancy Carolyn McMinn, a single person as recorded in Instrument No. 20040614-0070149, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Instrument No. 20001010-0100359, Register's Office of said County.

Restrictive Covenants of record in Book 11653, Page 251, Instrument No. 20000718-0070532 and Instrument No. 20010212-0013362, Register's Office of said County.

Charter of Brookside Park Townhouse Corporation as shown of record in Book 11653, Page 248, Register's Office for 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 751 Tulip Grove Road Condominium 1105, Hermitage, TN 37076
(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 27th day of August, 2009.

Harry J. Niendorf

Susan M. Niendorf

STATE OF MISSOURI

COUNTY OF CAPE GIRARDEAU

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Harry J. Niendorf and Susan M. Niendorf, husband and wife 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 27th day of August, 2009.

Commission expires: 7/13/2013

Notary Public

STATE OF MISSOURI DEBRA L. MILLER NOTARY SEAL

File Number: 290800098

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY