WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-4-13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090063438 DEEDWARR
Recvd: 09/16/09 13:40 2 pgs
Fees: 13.00 Taxes: 575.35
20090916-0086497

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Evelyn Bedenbaugh	**SAME**	**142-7-C-67CO**
(NAME)	(NAME)	
282 Myhr Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Rosemary Brunette (a.k.a. Rosemay Brunette), unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Evelyn Bedenbaugh, an unmarried woman**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land lying and being in Davidson County, Tennessee, being Unit No. 67 of Ashley Green, as shown on Boundary Plat in Plat Book 6900, page 24 and revised in Plat Book 6900, page 978, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (T.C.A. Section 66-27-101 through 66-27-123; herein referred to as the "ACT") and the provision of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by Certificate of Correction and Affidavit of record in Book 7467, page 79 and By 1st Amendment to Master Deed for Ashley Green of record in Book 7482, page 312, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said unit; together with an undivided percentage interest in the common elements as defined in the Master Deed appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Rosemay Brunette by deed dated January 10, 1990 from Rochford Realty and Construction Co., Inc., a Tennessee Corporation, of record in Book 8043, Page 632, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **282 Myhr Green, Nashville, TN 37221**

(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 15th day of September, 2009.

Rosemary Brunette by Scott Brunette

Rosemary Brunette, by Scott Brunette, her attorney in fact

her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Brunette, who upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Rosemary Brunette, being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15TH DAY OF SEPTEMBER, 2009.

Commission expires: 3-4-13

Notary Public

