File No. 290900173

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/09 14:25 3 pgs
Fees:18.00 Taxes:307.10
20091015-0095617

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 05/03/2010

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**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 |
|---|---|---|
| Kristy Rooney | Guaranty Trust Company | 136030B03400CO |
| (NAME) | (NAME) | |
| 3880 Priest Lake Drive 79 | P.O. Box 1218 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Murfreesboro, TN 37133 | |
| (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, Sharon Dansby, Successor Trustee of The George W, Dansby, Jr. Revocable Living Trust, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kristy Rooney, and Geoffrey Rooney, wife and husband, hereinafter called the grantee(s), 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. 79 and the garage therewith, of Phase 2, Priest Lake Park Condominium Townhouses, of record in Plat Book 4675, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George W. Dansby, Jr. and wife, Julia P. Dansby, by deed from Steven W. Dansby, a single person, of record in Book 6267, Page 37, dated April 6, 1984 and filed for record on April 9, 1984, Register's Office for Davidson County, Tennessee. The said Julia P. Dansby died on 5/31/2000, leaving George W. Dansby Jr. as the surviving tenant by the entirety.

Being the same property conveyed to George W. Dansby, Jr., Trustee, and his successors in trust, of The George W. Dansby, Jr., Revocable Living Trust, by deed from George W. Dansby, Jr. of record in Instrument 20020515-0059742, dated March 18, 2002 and filed for record on May 15, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 4675, Page 131, and Plat Book 4675, Page 145; (2) Restrictions of record in Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 757, Book 9927, Page 75, Instrument 200110250116633, Instrument 200506210071262, Instrument 200602280022872, and Instrument 200602280022873; (3) Master Deed and By-Laws filed for record in Book 4651, Page 412; (4) Master Deed was amended of record in Book 4943, Page 692; Book 4979, Page 939; Book 5083, Page 417; and Book 5189, Page 671; (5) By-Laws were amended of record in Book 8115, Page 838; Book 9089, Page 765; Book 9507, Page 606; and in Instrument 200508170097909; (6) Charter of Priest Lake Park, Inc. of record in Book 4944, Page 115; and (7) Trust Agreement of record in Instrument 200205150059741.

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 3880 Priest Lake Drive 79, Nashville, TN 37217
(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), Their 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), 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.

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 1st day of October, 2009.

Sharon Dansby, Successor Trustee

Sharon Dansby, Successor Trustee of
The George W. Dansby, Jr. Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sharon Dansby, Successor Trustee of The George W. Dansby, Jr. Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in his capacity and for the purposes therein contained.

Witness my hand in Smyrna, Tennessee, this 1st day of October, 2009.

Paige B. Mayercik

Notary Public at Large

My Commission Expires: 11-21-2010

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

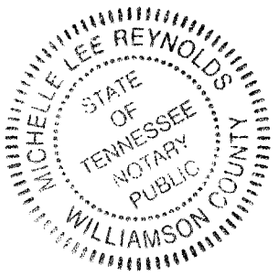
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: June 20, 2011

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