Bk 36
2457

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **09-1016**

BILL GARRETT, Davidson County
Trans:T20090071015 DEEDWARR
Recvd: 10/19/09 13:45 2 pgs
Fees:13.00 Taxes:525.40
20091019-0096526

WARRANTY DEED

THIS INDENTURE, made and entered into this **16th** day of **October, 2009**, by and between **Nancy Dillon Cross, an unmarried woman**, parties of the first part, and **Darlene Shadden, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being a part of the Plan of Coronada Condominiums, Phase III, as of record in Book 5200, page 67, said Register's Office, and being more particularly described as follows:

Unit No. 72 on said Plan, located at 909 Holly Forest, as established in the Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, and By-Laws of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee, establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, as amended, and By-Laws, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas appurtenant to Unit No. 72 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 5200, page 67, said Register's Office.

Being the same property conveyed to Nancy Dillon Cross, a single person, by Warranty Deed from Susan M. Pearson (now Chambers), et vir, John Chambers, dated 2/27/87 and recorded 3/3/87 in Book 7153, page 640, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **142-08-0B-072.00**
☒ Improved OR
☐ Unimproved property located at: **909 Holly Forest, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Nancy Dillon Cross _____

Nancy Dillon Cross

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nancy Dillon Cross** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 13th day of October, 2009..

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Pamela B. Matheney My Commission Expires October 8, 2012 STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

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Owner's Name: **Darlene F Shadden**

and Address: **909 Holly Forest, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME AS NEW OWNER

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$142,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 13th day of October, 2009..

Notary Public

My Commission Expires: _____

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE June E. Rowell My Commission Expires May 22, 2010 STATE OF TENNESSEE