File No. 210020227

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Kelli Elizabeth McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2010.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100020343 DEEDWARR
Recvd: 04/07/10 11:08 2 pgs
Fees:13.00 Taxes:429.20

20100407-0026062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelli Elizabeth McClanahan	Regions Bank d/b/a Regions Mortgage	095020A13400
(NAME)	(NAME)	
134 Cottage Place	2050 Parkway Office Circle, RCN-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(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, **Katherine G. McDonald, an unmarried person**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kelli Elizabeth McClanahan, an unmarried person**, 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. 66, also shown as Street Number 134, on the plan of Cottage Place Condominiums, filed as Exhibit C to, and established by, the Master Deed of record in Book 6520, Page 745 and amended in Book 6569, Page 212, Book 6636, Page 722 and Book 6902, Page 829, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to KATHERINE G. MCDONALD, UNMARRIED by deed from JAMES ROBERT WILLIAMS, UNMARRIED of record in Book 10028, Page 57 on 02/26/1996 and filed for record on 04/26/1996, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

Master Deed and By-Laws filed for record in Book 6520, Page 745, amended in Book 6569, Page 212, Book 6636, Page 722 and Book 6902, Page 829, said Register's Office.
Right-of-way Deed for Highway Purposes of record in Book 5256, Page 398, said Register's Office. Deed of Conveyance of record in Book 6974, Page 929, said Register's Office. Charter of Homeowner's Association as shown of record in Book 6582, Page 869, Register's Office for said County. Conveyance of a portion of the Common Area to the State of Tennessee as shown of record in Instrument No. 20070320-0033730, said Register's Office.

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 134 Cottage Place, Nashville, TN 37214
(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 hand this 6th day of April, 2010.

Katherine G. McDonald

Katherine G. McDonald

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Katherine G. McDonald 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 6th day of April, 2010.

Commission expires: October 23, 2012



Kim Gillespie

Kim Gillespie Notary Public

File Number: 210020227

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075