BILL GARRETT, Davidson County
Trans:T20100028645 DEEDWARR
Recvd: 05/12/10 14:42 2 pgs
Fees:13.00 Taxes:212.57

20100512-0036611

26b
13707

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Diane E. Duncklee	New Owner	Map 133-11A
500 Paragon Mills Road, Apt. J-2		Parcels 54.00CO
Nashville, TN 37211		

This instrument prepared by : Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Ste. 109, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James R. Grossenkemper** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Diane E. Duncklee** (The "Grantee"), her heirs and assigns, the tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee being Unit No. J-2, of Canterbury Hall condominium, a condominium or Horizontal Property Regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office.

Being the same property conveyed to James R. Grossenkemper by Warranty Deed from Joshua A. Douglas and wife, Alicia Douglas, recorded on the 2nd day of February, 2006 in Instrument Number 20060202-0012900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. **Taxes for the year 2010 and subsequent years.**
2. **All matters as shown plan of record in Master Deed of record in Book 5440, page 255 and Amendment to Master Deed of record in Book 5441, page 819, said Register's Office.**
3. **Plan of record in Book 5200, page 159, said Register's Office.**

This is unimproved property commonly known as 500 Paragon Mills Road, Apt. J-2, Nashville, Tennessee 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $57,450.00.

Affiant

Subscribed and sworn to before me this 5th day of May, 2010.

Notary Public

My Commission Expires 01/09/2012

My Commission Expires:_____

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of May, 2010.

James R. Grossenkemper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James R. Grossenkemper with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of May, 2010.

My Commission Expires 01/09/2012

Notary Public

My Commission Expires:_____

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY