BILL GARRETT, Davidson County
Trans:T20100074337 DEEDWARR
Recvd: 11/23/10 14:02 2 pgs
Fees:13.00 Taxes:473.60
20101123-0093900

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.: **10-1119**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/20/2010**, by and between **Carol Horn, an unmarried individual, Steve R. Dunkin, an unmarried individual**, parties of the first part, and **Amara Robbins, an unmarried individual**, 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:

Being Unit No. 204 created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, the Cloiser at Saint Henry of record in Book 5200, page 529, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Nancy G. Dunkin, unmarried by deed from John G. Kernan, Anne Cameron Kenyon, Lida R. Waugh and Christ Episcopal Cathedral of record in Book 10746, page 978, Register's Office for Davidson County, Tennessee. The said Nancy G. Dunkin having since died, property vests in the heirs at law of Nancy G. Dunkin, being namely Carol Horn and Steve R. Dunkin.

This conveyance is made subject to:

Parcel ID # **129-11A-204CO**
☑ Improved OR
☐ Unimproved property located at: **204 Cana Circle SW, Nashville, TN 37205**

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.

Carol Horn
Carol Horn

Steve R. Dunkin by Carol Horn as A/F
Steve R. Dunkin

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 **Carol Horn** 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 20th day of October, 2010..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 **Carol Horn** to me known to the persons described in and who executed the foregoing instrument as the Attorney in Fact for Steve R. Dunkin, and acknowledged that she executed the same as the Attorney in Fact for Steve R. Dunkin as his/her free Act and Deed.

Witness my hand and Notarial Seal this 20th day of October, 2010..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Amara Robbins**

and Address: **204 Cana Circle SW, Nashville, TN 37205**

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

Same

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 **$128,000.00** 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**

KAREN C. ASPLUND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

7/5/11