WARRANTY DEED

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

Box 13
#16091

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Desmond	PrimeLending, A Plains Capital Company	095020A10300CO
P.O. Box 8813 (NAME) ~~103 Cottage Place # 103~~	(NAME) 18111 Preston Road, Ste. 900	
Cranston (ADDRESS) R.I. ~~Nashville, TN 37214~~ 02920	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Diana C. Flynn Now Known As Diana C. Jones and husband David Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Desmond [redacted], HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 3 on the Plan of COTTAGE PLACE CONDOMINIUMS, as of record in Plat Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, page 722, said Register's Office.

Being the same property conveyed to Diana C. Flynn, unmarried, by Warranty Deed from Mary A. Hamstra, an unmarried woman, dated July 28, 1005, of record in Instrument No. 20050802-0090153, Register's Office for Davidson County, Tennessee. Diana C. Flynn NKA Diana C. Jones.

David Jones joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 103 Cottage Place # 103, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20100079460 DEEDWARR
Recvd: 12/17/10 10:49 2 pgs
Fees:13.00 Taxes:425.50
20101217-0100434

Witness our hands this 13th day of December, 2010.

Diana C. Jones FKA Diana C. Flynn

David Jones

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 Diana C. Jones and David Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13th day of December, 2010.

Commission expires: March 3, 2014

Beth Triplett Notary Public

