BILL GARRETT, Davidson County
Trans:T20110053751 DEEDWARR
Recvd: 08/31/11 09:50 2 pgs
Fees:13.00 Taxes:444.54
20110831-0067398

WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,146.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly H. Brannon	New Owner	117110J34600CO
(NAME)	(NAME)	
9205 Weston Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Susannah Doyle Lunke FKA Susannah Wells Doyle, married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kimberly H. Brannon, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 346, as shown on the Master Deed for The Hillmont Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Instrument 200402090015685 and rerecorded in Instrument 200402120017074, 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Susannah Wells Doyle, unmarried by Deed from The Garden Partners, a Tennessee General Partnership, dated 03/31/2004 and filed for record on 04/06/2004 in Instrument 200404060038836, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said Grantor.

This conveyance is made subject to the following:

Master Deed and By-Laws filed for record in Instrument 200402090015685 rerecorded in Instrument 200402120017074, said Register's Office. said Register's Office.

Right of Entry Agreement of record in Book 9921, Page 620, said Register's Office.

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 2025 Woodmont Boulevard, Condominium 346, Nashville, TN 37215
(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), their heirs and/or 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), their heirs and/or 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 26th day of August, 2011.

Susannah Doyle Lunke

Susannah Doyle Lunke FKA Susannah Wells Doyle

State of Tennessee
County of Williamson

Personally appeared before me Susannah Doyle Lunke FKA Susannah Wells Doyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2011.

Notary Public
My Commission Expires: 9/20/13

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027