File No. 20110143

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120000116 DEEDWARR
Recvd: 01/03/12 10:22 2 pgs
Fees:13.00 Taxes:148.74
20120103-0000170

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison D. Peak	New Owner	133-11-0A-041.00 CO
(NAME)	(NAME)	
500 Paragon Mills Road G-1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Angela Kirkham Brown (f/k/a Angela G. Kirkham) and Charles Brown, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alison D. Peak, 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:

Land situated in the county of Davidson, state of Tennessee, described as: Being Unit No. G-1 of Canterbury Hall Condominium, a horizontal property regime established by master deed of recorded in Book 5440, page 255, and subsequently amended in Book 5441, page 819 and as shown on the plan of said condominium of record in Plat book 5200, page 159, all in the register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela G. Kirkham by deed from Johnny W. Hoffman and wife, Frankilene Hoffman, dated 7/5/95 and recorded on 7/7/95 in Book 9725, page 731, Register's Office, Davidson County, Tennessee. The said Angela G. Kirkham is now known as Angela Kirkham Brown.

Charles Brown herein joins to convey any and all right and interest he may have; especially his marital rights.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Canterbury Hall Condominium of record in Book 5440, page 255, and subsequently amended in Book 5441, page 819 said Register's Office.

Angela G. Kirkham and Angela Kirkham Brown being one and the same person.

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unimproved ☐

This is improved ☒ property, known as 500 Paragon Mills Road G-1, Nashville, TN 37211

(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.

Witness my hand this 27th day of December, 2011.

Angela Kirkham Brown

Charles Brown

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Kirkham Brown and Charles Brown, wife and husband the bargainor(s), 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 this 27th day of December, 2011.

Commission expires: 2-28-12

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public