This instrument prepared by:
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Attn: Leigh Anne Sailors
File #21785.2013

Davidson County DEEDWARR
Recvd: 06/11/13 11:31 4 pgs
Fees:23.00 Taxes:481.00
20130611-0059252

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Victoria E. Armour	Regions Mortgage	142 08 O B 093.00co
302 Chimney Hill	2050 Parkway Office Circle	
Nashville, TN 37221	Birmingham, AL 35244	

WARRANTY DEED

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, **I, Clare W. Terry, married**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Victoria E. Armour, Catherine V. Chisholm and Adrianus Van Meggelen, as tenants in common with the right of survivorship,** hereinafter called the Grantees, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 93 on the Plan of Phase IV, Coronada Townhome Condominium, of record in Book 5200, Page 217, Register's Office of said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clare W. Terry, unmarried, by Deed dated January 28, 2005 from Susan Hollis Clayton of record in Instrument Number 20050203-0012824, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2013 taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property

4. Any and all notes and matters on the Plan of record in Plat Book 5200, Page 217, said Register's Office.
5. The Charter for the Coronada Condominiums homeowners association of record in Book 4902, Page 938, Book 6132, Page 118 and Book 7694, Page 733, said Register's Office.
6. The By-Laws for the Coronada Condominums homeowners association of record in Book 4901, Page 702 and Instrument Number 20100304-0016850, said Register's Office.
7. Declaration of Covenants of record in Book 4901, Page 679, Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269, said Register's Office.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my 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.

This is improved property is known as: 302 Chimney Hill, Nashville, Tennessee 37221

I, Mark Alan Stauffer, husband of Clare W. Terry, also join in this conveyance for the purpose of conveying any and all marital interest that I may have in the within property by virtue of my marriage to Clare W. Terry or otherwise.

Executed on this 5th day of June, 2012.

Clare W. Terry

Mark Alan Stauffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Clare W. Terry and husband, Mark Alan Stauffer, 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 this 5th day of June, 2013.

Notary Public

My Commission Expires: 8-10-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 5th day of June, 2013.

Notary Public

My Commission Expires: 8-10-14

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

