File 25749-8 Box 14

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31635-02-2014** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.<br>Jeanette Keyees<br>Affiant<br>Subscribed and sworn to before me this 20th day of Februa<br>Notary Public<br>My Commission Expires: |

GEORGE F. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 8, 2018

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Cecelia Van Dyke<br>3000 Hillsboro Pike. #35<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Capstar Bank d/b/a Farmington Mortgage<br>2002 Richard Jones Rd, Ste. 300A<br>Nashville, TN 37215 | **Tax Information:**<br>Map and Parcel No.:<br>117 030 A 03500 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeanette Keyees, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cecelia Van Dyke, single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Hillsboro Pike. #35, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Charles E. Keyees, Jr., spouse of Jeanette Keyees, joins in the execution of this instrument for the purposes of conveying any marital interest he may have in subject property.

BILL GARRETT, Davidson County
Trans:T20140013268 DEEDWARR
Recvd: 02/26/14 08:58 3 pgs
Fees:18.00 Taxes:740.00
20140226-0016262

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 20th day of February, 2014.

Jeanette Keyees

Jeanette Keyees

Charles E. Keyees, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeanette Keyees and Charles E. Keyees, Jr.**, 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, at office, this 20th day of February, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Versailles Condominium Apartments, of record in Plat Book 5050, page 80 (erroneously referenced as page 809 in the current vesting deed), as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Jeanette Keyees by deed dated April 30, 2002, from Eleanor L. Agee, unmarried, of record in Instrument No. 20020503-0054500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 030 A 03500 CO.
2. Charter of Incorporation of Versailles Townhomes Homeowners Association of record in Book 5179, page 858, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Versailles Townhomes Homeowners Association, of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 4240, page 209, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 4158, page 34, Register's Office for Davidson County, Tennessee.