WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140072010 DEEDWARR
Recvd: 09/25/14 11:29 2 pgs
Fees:13.00 Taxes:425.50
20140925-0088372

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00.**

Bobby Lee Coon
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2014.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Bobby Lee Coon**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers **Map 117-11-OB, Parcel 008.00CO**
204 Sequoyah Trail		
Hendersonville TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher K.S. Hee and Jana L. Hee, Trustees of the Hee Family Trust u/a/d October 22, 2013

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bobby Lee Coon

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. A-8, Parcel No. 8, on the Revised Plan of The Villager East Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Villager East Condominium, of record in Book 5457, Page 298, and as corrected in Book 5553, Page 336, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5457, Page 338, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of The Villager East Condominium Apartments, of record in Book 5200, Page 235, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Jana L. West, an unmarried person by Deed from Watts Investment Corp, a Tennessee corporation, dated May 29, 2009, of record in Instrument No. 20090602-0050751, Register's Office for Davidson County, Tennessee and further conveyed to Jana L. Hee, a married woman of record in Instrument No. 20110826-0066171, and further conveyed to Christopher K.S. Hee and Jana L. Hee, as Trustees of the Hee Family Trust u/a/d October 22, 2013, dated November 18, 2013, of record in Instrument No. 20131119-0119030, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 5200, Page 235, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager East Condominium, of record in Book 5457, Page 298, and as corrected in Book 5553, Page 336, Register's Office for Davidson County, Tennessee.

By-Laws of Villager East Condominium, of record in Book 5457, Page 338, Register's Office for Davidson County, Tennessee.

Charter of Villager East Homeowners Association, Inc., of record in Book 5450, Page 744, Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage Easement of record in Book 4110, Page 245, Register's Office for Davidson County, Tennessee.

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as: **3600 Hillsboro Pike, Unit A-8, Nashville, TN 37215**

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 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/our hand(s) this **23rd** day of **September, 2014.**

Chr KS Hee
Christopher K.S. Hee, Trustee

Jana L. Hee
Jana L. Hee, Trustee

STATE OF CALIFORNIA)
COUNTY OF Santa Barbara)

Personally appeared before me, a Notary Public of said County and State, **Christopher K.S. Hee and Jana L. Hee, Trustees of the Hee Family Trust u/a/d October 22, 2013,** the within named seller, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Barbara (city), California (state), this **23rd** day of **September, 2014.**

Notary Public

My Commission Expires: 6/25/17

A. HENDERSON
Commission # 2026569
Notary Public - California
Santa Barbara County
My Comm. Expires Jun 25, 2017