BILL GARRETT, Davidson County
Trans:T20140094251 DEEDWARR
Recvd: 12/17/14 08:56 2 pgs
Fees:13.00 Taxes:906.50
20141217-0115189

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dawn E. Kelly
204 Sloan
Nashville, TN 37209

SEND TAX BILL TO:

New Owner

MAP/PARCEL 103-08-0B 204.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Will Hannah and wife, Jennifer LeGuenec, n/k/a Jennifer Hannah,** has this day bargained and sold, and does hereby transfer and convey unto **Dawn E. Kelly, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 204 of Parklane Condominiums, Phase III, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Parklane Condominiums, Phase III of record in Book 7486, Page 75, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Will Hannah, an unmarried man and Jennifer LeGuenec, an unmarried woman by Warranty deed from Jerry B. Agee and wife, Julia A. Agee of record in Instrument No. 20091008-0093542 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 08, 2009. Jennifer LeGuenec and Jennifer Hannah are one and the same.

This is improved property known as: **204 Sloan Road, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be

prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown and restrictions in Book 7486, page 75, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of December, 2014.

Will Hannah

Jennifer Hannah

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Will Hannah and Jennifer Hannah,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of December, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 9/10/18

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File No: 147574