26990-8

BILL GARRETT, Davidson County
Trans:T20150023323 DEEDWARR
Recvd: 03/31/15 09:19 2 pgs
Fees:13.00 Taxes:466.20
20150331-0027551

Box 14

WARRANTY DEED

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2015.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

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:	Send Tax Bills To:	Map-Parcel Numbers
Nadine Wondem Henok Wondem	OWNER	Map 117-03-0-B Parcel 066-00co
2840 Paddle Wheel Drive		
Nashville, Tennessee 37214		

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,

Jeffrey Thomas Shenton, married

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

Nadine Wondem and Henok Wondem, husband and wife

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 in Davidson County, Tennessee, being Unit No. E-3, Parcel 66, on the Revised Plan of The Villager Condominium Apartments, of record in Book 5200, Pages 154 and 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey Thomas Shenton, by Deed dated August 27, 2007 from General Construction Company, Inc., a Tennessee corporation of record in Instrument No. 20070830-0104392, Register's Office for Davidson County, Tennessee.

Jamie Shenton, spouse of the above named Jeffrey Thomas Shenton, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5200, Pages 154 and 201, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Grant of Easement to Comcast of Nashville I, of record in Instrument No. 20130916-0097052, said Register's Office. (3) Subject to easement of record in Book 4808, Page 424, said Register's Office. (4) Master Deed of The Villager Condominiums, of record in Book 5434, Page 665, and as corrected in Book 5487, Page 967, said Register's Office. (5) Rules and Regulations of The Villager Condominiums of record in Instrument No. 20090616-0055824, said Register's Office. (6) By-Laws of The Villager Homeowners' Association, Inc., as set out in Exhibit "C" to the Master Deed, of record in Book 5434, Page 708, and as amended in Instrument No. 20080416-0038631, said Register's Office. (7) Charter of Villager Homeowners' Association, Inc., of record in Book 5441, Page 815, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **2601 Hillsboro Pike Unit E-3, Nashville, Tennessee 37212**

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 27 day of **March, 2015.**

Jeffrey Thomas Shenton

Jamie Shenton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey Thomas Shenton and Jamie Shenton,** the within named sellers, 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 at Nashville, Tennessee, this 27 day of **March, 2015.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017