(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

LESLEY E. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $270,000.00.

Affiant

Subscribed and sworn to before me this 7 day of May, 2015.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tua C. Bultje	New owner	142-08-0-A-019.00CO
103 Fox Trail		
Nashville, TN 37221	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Deborah L. Willinger, a single woman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tua C. Bultje, and Galen Bultje, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of Coronada, a Condominium as shown on the plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Unit No. 19 on the said plan being located at 103 Fox Trail as established by Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc. of record in Book 4691, page 679 and in Book 4691, page 702, respectively, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah L. Willinger, a single woman, by deed from Grace V. Brennan, unmarried, on April 6, 2009, of record in Instrument Number 20090413-0033086, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4860, page 26, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 4901, page 679, amended in Book 5702, page 329; Book 5306, page 241; Book 5522, page 675; and Book 5869, page 269, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 4902, page 702, as amended in Instrument Number 20100304-0016850, Register's Office for Davidson County, Tennessee.
- 2015 County Taxes and subsequent yeas a lien, but not yet due and payable.

This is improved property known as: **103 Fox Trail, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150039589 DEEDWARR
Recvd: 05/21/15 10:26 2 pgs
Fees:13.00 Taxes:999.00
20150521-0046939

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 our hands this May 6, 2015.

Deborah L. Willinger
by Karen Dorroll, as attorney-in-fact

Deborah L. Willinger
by Karen Dorroll, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Karen Dorroll, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Deborah L. Willinger, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Deborah L. Willinger, the bargainor(s), by the said Karen Dorroll, as Attorney-in-Fact.

WITNESS my hand and seal, this 6th day of May, 2015.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE