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

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $118,000.00 Affiant Subscribed and sworn to before me, this 24th day of September, 2015. Notary Public My commission expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150082747 DEEDWARR
Recvd: 09/29/15 11:11 2 pgs
Fees:13.00 Taxes:436.60
20150929-0098748

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carlee M. Windham **Tammy L. Windham**	**New Owner**	**Map/Parcel:**
5310 Edmonson Pike		**161-01-0-A-063.00CO**
Nashville, TN 37211		**161-01-0-A-007.00CO**

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

Kirsten L. Haman, unmarried

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

Carlee M. Windham and Tammy L. Windham, as tenants in common with the right of survivorship

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, and more particularly described as all of Unit 5310, as shown on the Plat of Danbury, of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with garage number 7 as described in said Plat, and together with an undivided interest in the common elements of Danbury Homeowner's Association, all as described in Book 6612, page 75, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kirsten L. Haman, unmarried, by Warranty Deed, from Joseph C. Dunnagan and wife, Beverly D. Dunnagan, dated March 19, 2003, of record in Instrument No. 20030324-0038582, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
All matters of record in Plat Book 4675, Page 65, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 6479, Page 278, Register's Office for DAVIDSON County, Tennessee.
Lease Agreement of record in Book 5114, Page 39, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 6461, Page 530 and Book 7291, Page 879, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 6625, Page 510, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6612, Page 75, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 6612, Page 107, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.

Subject to HOA dues, if any. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5310 Edmonson Pike, Nashville, TN 37211.

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 24th day of September, 2015.

Kirsten L. Haman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kirsten L. Haman, unmarried, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2015.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150524SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027