Davidson County DEEDWARR
Recvd: 03/15/16 11:44 2 pgs
Fees:13.00 Taxes:748.14
20160315-0024483

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $202,200.00.

Affiant

Subscribed and sworn to before me this 11th day of March, 2016.

Notary Public
My Commission expires: 3-25-18
(Affix Seal)

FRN 1607764

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:
Kimberly A. Struglinski	SAME	131-01-0D-067.00CO
5025 Hillsboro Pike #10E		
Nashville, TN 37215		

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, **Kathryn P. Hornbuckle, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kimberly A. Struglinski, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 67 also known as Unit No. 10E of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 4, Register's Office for said Country, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the genera and limited common elements of the Condominium.

Being the same property conveyed to Kathryn P. Hornbuckle, unmarried from Emily Evans Sanders, unmarried by Warranty Deed on November 22, 2004, of record in Instrument Number 20041129-0141440, Register's Office for Davidson County, Tennessee.

Kathryn P. Hornbuckle and Kathryn P. Meade are one and the same person, by virtue of marriage to Stephen Meade. Grantor warrants they have never lived in subject property as a married person and said property is not subject to any marital rights therein.

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

- Taxes and assessments for the year 2016 in the estimated amount of $1,485.77 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 131-01-0D-067.00CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, Instrument No. 20120731-0067332, and Instrument No. 20120823-0070049, Register's Office for Davidson's County, Tennessee.
- Charter of FIFTY TWENTY-FIVE HILLSBORO HOMEOWNERS ASSOCIATION of record in Book 5233, Page 459, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee.
- Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20110620-0047283, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements;

This is improved property known as: **5025 Hillsboro Pike #10E, Nashville, TN 37215**

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.

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 March 15, 2016.

Kathryn P. Hornbuckle Meade

Kathryn P. Hornbuckle Meade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathryn P. Hornbuckle Meade, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 15, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Shelly M Smith

Shelly M Smith

Commission Expires
4-24-2018