BILL GARRETT, Davidson County
Trans:T20160048401 DEEDWARR
Recvd: 06/08/16 11:25 2 pgs
Fees:13.00 Taxes:592.00
20160608-0057866

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17573

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 ($160,000.00) DOLLARS, cash in hand paid by UTE ROHE, receipt of which is hereby acknowledged, I, DEBRA BONE, a widow, have bargained and sold, and by these presents do transfer and convey unto the said UTE ROHE, her heirs and assigns, a certain tract or parcel of land as follows:

Land in the Davidson County, Tennessee being Unit No. 50-A, on the Plan of Section Three, Doral Country Villa, as shown by plat of record in Plat Book 5050, Page 48, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Also conveyed herewith are all easements and rights in and to the common areas of Doral County Villas, of record in Book 5011, Page 395; Book 5119, Page 749; and Book 5124, Page 167, in the Register's Office of Davidson County, Tennessee.

Also conveyed herewith are all rights in and to the recreational center of Doral Country Villas as conveyed in Book 5400, Page 89, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Terry Bone and wife, Debra Bone, by Warranty Deed from Barry Construction Co., a Tennessee Corporation, dated June 30, 2008, and of record in Instrument No. 20080709-0070553, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Debra Bone upon the death of her husband, Terry Bone, deceased, by reason of their tenancy by the entirety.

This conveyance is subject to restrictions and reservations of record in Book 5011, Page 395; as amended by Master Deed Establishing a Horizontal Property Regime of Doral Country Villas, Section III, in Book 5119, Page 749; and Book 5124, Page 167, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown in Book 4675, Page 108; Book 4885, Page 142; and Book 5050, Page 48, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of Doral Country Villas, a condominium, of record in Book 5011, Page 395; as amended by Amendment to By-Laws of Doral Country Villas Condominiums, Phase One, in Instrument No. 20070523-0061626, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions for Doral Country Villas Homeowners Association of record in Instrument No.20151130-0120647, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of Doral Country Villas, a condominium, of record in Book 5011, Page 395; as amended by Amendment to By-Laws of Doral Country Villas Condominiums, Phase One, in Instrument No.20070523-0061626, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said UTE ROHE, her heirs and assigns, forever. And I do covenant with the said UTE ROHE, that I am lawfully seized and possessed of the said land in Fee Simple; have a good

right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said UTE ROHE, ~~his~~ her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 24th day of May, 2016.

DEBRA BONE

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DEBRA BONE, a widow, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 24th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 10-21-18

CHRISTY J. HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm. Expires 10-21-2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 24th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 10-21-18

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Tax Id: 142 09 0A 061.00

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
MS. UTE ROHE
725 ALBAR AVE, Unit 50A
Nashville, TN 37211

CHRISTY J. HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm. Expires 10-21-2018