WARRANTY DEED

Rose M. Mines
State of Tennessee Notary Public
Franklin County

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 413,000.00

Victoria Gandara-Hinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2016

Rose M Mines
Notary Public: 3-19-19 Rose M Mines

MY COMMISSION EXPIRES: 3-19-19
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160072526 DEEDWARR
Recvd: 08/19/16 10:50 2 pgs
Fees:13.00 Taxes:418.10

20160819-0086858

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Victoria Gandara-Hinson	Victoria Gandara-Hinson	Map 162
2813 Paddle Wheel Drive	5600 Country Drive #134	Group 09-0-B
Nashville, TN 37214	Nashville, TN 37211	Parcel 048.00CO

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 acknowledged, we

J. Madeline McMeen s/p/a Madeline J. McMeen

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Victoria Gandara-Hinson, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium unit being Unit No. 134 on the Plan of Hickory Valley Condominiums, Phase 3, of record in Book 4860, Page 1, as amended in Book 4890, Page 372, Book 5050, Page 94, Book 5200, Page 110, Book 5200, Page 120, and in Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to J. Madeline McMeen, unmarried by Warranty Deed from Pamela Jean Gordon Nettle, dated May 24, 1996 and filed June 4, 1996 of record in Book 10073, Page 23, Register's Office for said County. AND BEING the same property conveyed to Madeline J. McMeen by Quitclaim Deed from Howard Victor Rummell, dated December 18, 2006 and filed January 2, 2007 of record in Instrument #20070102-0000228, Register's Office for said County.

Right of Way Easement for ingress and egress of record in Book 4842, Page 979 and in Book 5606, Page 663, Register's Office said County.

All terms and provisions of the Homeowners Association, of record in Book 8021, Page 852, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 4918, Page 116, and amended in Book 4958, Page 346, and in Book 8797, Page 918, said Register's Office.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat of record in Plat Book 4860, Page 1 and amended in Plat Book 4890, Page 372, in Plat Book 5050, Page 94, in Plat Book 5200, Page 110, in Plat Book 5200, Page 120, and in Plat Book 5200, Page 131, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

The said Madeline J. McMeen, J. Madeline McMeen, Jewell Madeline McMeen, and Jewell Madeline Rummell are one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 5600 Country Drive #134, 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, their heirs and assigns forever; and we do covenant with 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 hand this 17th day of August, 2016.

J. Madeline McMeen s/p/a Madeline J. McMeen

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Madeline McMeen s/p/a Madeline McMeen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, on the 17th day of August, 2016.

My commission expires: 05-19-20

Notary: Ashley W. Morgan

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

(16-8117-07T.PFD/16-8117-07T/6)