WARRANTY DEED	OATH OF CONSIDERATION:
	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $30,000.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF September, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES: 5/30/17

MADISON COUNTY, TENNESSEE PUBLIC EXP. 5/30/17 SHEILA B. STEVENSON NOTARY

THIS INSTRUMENT PREPARED BY:
WOODBINE LEGAL
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Sharee D. Dukureh P.O. Box 642 Brentwood, TN 37024	SAME	Map 133-11-0-A-80.00

Davidson County DEEDWARR
Recvd: 10/05/16 11:07 4 pgs
Fees:23.00 Taxes:111.00
20161005-0105130

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, BOONE B. ANDERSON, a single man, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto SHAREE D. DUKUREH, a single woman, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. M-1 of Canterbury Hall Condominiums, a condominium or horizontal property regime, established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by amendment to Master Deed of record in Book 5441, page 819, said register's office and shown on a plan of record in Book 5200, page 159, said register's office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed (and by-laws which are an exhibit thereto), including without limitation such unit's undivided

percentage interest in the land and common elements reflected in said Master Deed and Plan.

This conveyance is made subject to all applicable restrictions, easements, conditions and building setback lines of record.

Being the same property conveyed to Boone B. Anderson, a single man, by Deed from Mary L. Warwick, dated July 30, 2012 and recorded 08/08/2012 as Instrument No. 20120808-0070576 in the register's office of Davidson County, Tennessee.

This is improved property known as 500 Paragon Mills Rd., Unit M1, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO:

(1) Current year's property taxes which have been prorated and assumed by the Grantees;
(2) All restrictions of record;
(3) All easements of record;
(4) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantor covenants that he is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 28th day of September, 2016.

Boone B. Anderson

BOONE B. ANDERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

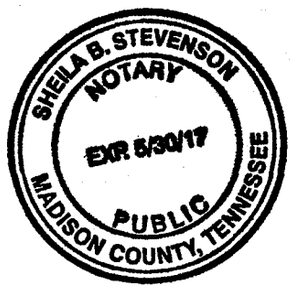
Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **BOONE B. ANDERSON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he is authorized to execute the foregoing and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal, this 28th day of September, 2016.

Sheila B. Stevenson

Notary Public

My Comm. Exp.: 5/30/17





Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020