Davidson County DEEDWARR
Recvd: 01/04/17 14:24 3 pgs
Fees:18.00 Taxes:1609.50
20170104-0000941

#33399

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Catherine Hunter Nannette Hunter	F & M Bank	Map 104-01-0-M Parcel 004.00co
402 B St. Francis Avenue	50 Franklin St.	
Nashville, TN 37205	Clarksville, TN 37040	

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

Katherine A. Bender, nka Katherine Bender Lee, and Charles A. Lee, wife and husband

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

Catherine Hunter, an unmarried woman and Nannette Hunter, a married woman, Tenants in Common

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, being Unit D, as shown in Declaration of Covenants, Conditions and Restrictions for St. Francis Townhomes of record in Instrument No. 20130603-0055458, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine A. Bender and Charles A. Lee, both unmarried, as tenants in common with the right of survivorship, by Deed dated November 18, 2013 from Robert Kincaid, of record in Instrument No. 20131126-0121442, Register's Office for Davidson County, Tennessee. The said Katherine A. Bender having since married and is now known as Katherine Bender Lee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit C to the Declarations shown in Instrument No. 20130603-0055458, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws of St. Francis Townhomes, of record in Instrument No. 20130603-0055458, Register's Office for Davidson County, Tennessee. (3) Charter of St. Francis Townhomes Homeowners' Association, Inc. of record in Instrument No. 20130603-0055457, Register's Office for Davidson County, Tennessee. (4) All matters as shown of record in Book 547, Page 36, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable

This is improved (__x__) Unimproved (____) property, known as **402 B St. Francis Avenue, Nashville, TN 37205**

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 **29th** day of **December, 2016.**

Katherine Bender Lee

Katherine A. Bender nka Katherine Bender Lee

Charles A. Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Katherine A. Bender, nka Katherine Bender Lee and Charles A. Lee,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **December, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

