BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF MAY, 2017. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCES L. CONARD	**SAME**	**073-16-0A-209.00-CO**
(NAME) **209 CUMBERLAND TRACE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MARY ANN DUNGEY CHASTAIN A/K/A MARY ANN CHASTAIN, BETTY JEAN DUNGEY EDDINGTON A/K/A BETTY JEAN EDDINGTON, REBECCA SUE DUNGEY MORGAN A/K/A REBECCA SUE MORGAN, AND PATRICIA GAYLE DUNGEY BEARDEN A/K/A PATRICIA GAYLE BEARDEN, BEING ALL THE HEIRS AT LAW OF ALICE DUNGEY A/K/A LEVINA ALICE DUNGEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCES L. CONARD F/K/A FRANCES L. LEAVER,** HEREINAFTER CALLED THE GRANTEE, HER 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 No. 209 as shown on the Plat of Cumberland Trace, of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association, all as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to ALICE DUNGEY, UNMARRIED, by deed from THE CHARLIE DAVIDSON PARTNERSHIP, LP, A TENNESSEE LIMITED PARTNERSHIP WHO ACQUIRED TITLE AS CHARLEY DAVIDSON PARTNERSHIP, L.P., of record in Instrument No. 20050720-0084567, dated July 19, 2005, said Register's Office. The said Alice Dungey having since died on or about July 18, 2016 leaving MARY ANN DUNGEY CHASTAIN A/K/A MARY ANN CHASTAIN, BETTY JEAN DUNGEY EDDINGTON A/K/A BETTY JEAN EDDINGTON, REBECCA SUE DUNGEY MORGAN A/K/A REBECCA SUE MORGAN, PATRICIA GAYLE DUNGEY BEARDEN A/K/A PATRICIA GAYLE BEARDEN, HEIRS AT LAW OF ALICE DUNGEY A/K/A LEVINA ALICE DUNGEY. For further reference see Affidavit of Heirship of record in Instrument No. 20161228-0136541, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 5200, page 724; Master Deed of record in Book 6218, page 528 and amended in Instrument No 20090825-0080066, Instrument No. 20151103-0112087 and Instrument No. 20151110-0114516; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050098; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **209 CUMBERLAND TRACE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170044827 DEEDWARR
Recvd: 05/25/17 15:41 3 pgs
Fees:18.00 Taxes:610.50
20170525-0052411

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 our hands this 25 day of May, 2017.

MARY ANN CHASTAIN

BETTY JEAN EDDINGTON

REBECCA SUE MORGAN

PATRICIA GAYLE BEARDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Betty Jean Eddington, Rebecca Sue Morgan, and Patricia Gayle Bearden**, the bargainors, 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 office this 25 day of May, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF VIRGINIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary Ann Chastain,** the bargainor, 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 office this ____ day of May, 2017.

My Commission Expires: **November 5, 2018**

Notary Public

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 our hands this 24th day of May, 2017.

Mary Ann Chastain

MARY ANN CHASTAIN

BETTY JEAN EDDINGTON

REBECCA SUE MORGAN

PATRICIA GAYLE BEARDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Betty Jean Eddington, Rebecca Sue Morgan, and Patricia Gayle Bearden**, the bargainors, 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 office this ____ day of May, 2017.

My Commission Expires: **November 5, 2018**

Notary Public

STATE OF VIRGINIA
COUNTY OF Chesapeake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary Ann Chastain,** the bargainor, 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 office this 24 day of May, 2017.

My Commission Expires: ~~November 5, 2018~~ May 31, 2020

Charlene Estelle Kesten

Notary Public

CHARLENE ESTELLE KESTEN
NOTARY PUBLIC 349089
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES MAY 31, 2020