Davidson County DEEDWARR
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Fees:28.00 Taxes:1402.30
20170807-0080672

This Instrument Prepared by and upon
recording return to:
WYATT, TARRANT & COMBS, LLP (BAS)
333 Commerce Street, Suite 1400
Nashville, Tennessee 37201

#33822

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Nancy N. Dugger **4400 Belmont Park Terrace** **Unit 119** **Nashville, Tennessee 37215**	**SAME**	**137-03-0-A-119.00 CO**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **REGINA C. JENSEN** (referred to hereinafter as "Grantor"), an unmarried individual, has bargained and sold and does hereby transfer and convey unto **NANCY N. DUGGER**, an unmarried individual (referred to hereinafter as "Grantee"), her heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as 4400 Belmont Park Terrace, Unit 119, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee and her heirs and assigns forever.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, that she has a good right to sell and convey the same, and that the same is unencumbered except for (1) 2017 real estate taxes, a lien but not yet due

and payable, and real estate taxes for subsequent years; (2) matters shown on the Plan of record in Book 4675, page 29, Register's Office for Davidson County, Tennessee; (3) Arden Place Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, said Register's Office, as amended by that First Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions of record at Instrument Number 20070816-0098235, and Second Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140801-0069316, all of which collectively set forth restrictions, assessments, liens and other matters, and to which reference is hereby made for more particulars, except as to any conditions or restrictions that would violate 42 U.S.C. 3604c; (4) Restrictive Covenants of record in Book 4628, Page 473, said Register's Office; (5) Specific Power of Attorney of record at by Instrument Number 20080109-0002692; (6) Declaration of Boundary Line recorded in Book 8813, Page 398, said Register's Office; and (7) Declaration of Common Area to Arden Place Homeowners Association, of record in Book 4758, Page 223, said Register's Office.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[The remainder of this page was intentionally left blank. Signatures are contained on the following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of July, 2017.

REGINA C. JENSEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $379,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2017.

NOTARY PUBLIC

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for this State and County), **REGINA C. JENSEN**, the within named 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, at office, this 28th day of July, 2017.

Notary Public

My Commission expires:

3/23/20

DONNA RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A
(Property Description)

Land in Davidson County, Tennessee, being Unit No. 119, also known as Building Site No. 119 on the Plan of Section One Arden Place, of record in Book 4675, Page 29, Register's Office for said County.

Being the same property conveyed to Regina C. Jensen by Deed of record at Instrument No. 20080109-0002693, Register's Office for Davidson County, Tennessee.

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:

