File Box 24B

SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 32112 DEEDWARRSP
11/30/2017 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $540.20

20171130-0122510

State of TENNESSEE
County of WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Paula Kay Wiemers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 10/12/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attonrey's Title
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathy VonBroembsen	NEW OWNER	162090B06200CO
(NAME)	(NAME)	
5600 Country Dr. #149		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Susan Marie Holder, Paula Kay Wiemers, and Judy Lynne Floyd, the heirs at law of Lynn M. Griffin a/k/a Lynn Martin Griffin** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kathy VonBroembsen,** hereinafter called the GRANTEE(S), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Townhouse No. 149, Building No. 6, including the garage herewith, of Hickory Valley Condominiums, Phase 3, a Horizontal Property Regime, as shown on plat of record in Plat Book 5050, page 94, as revised in Book 5200, pages 110, 120 and 131, (now know as **Country Way Condominiums**), said Register's Office to which plat reference is hereby made for a more particular description.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums of record in Book 4918, page 116, By-Laws in Book 4918, page 125 as amended in Book 4958, page 346, By-laws amended in Book 8797, page 918, Charter as set out in Book 8021, page 852, said Register's Office.

Being the same property conveyed to Lynn M. Griffin and wife, Elizabeth Ann Griffin by deed from Kenneth E. Hovis and wife, Mary C. Hovis dated 6/30/06, of record in Instr. No. 20060705-0080029, Register's Office for Davidson County, Tennessee. Elizabeth Ann Griffin died on 6/1/11, vesting property in Lynn M. Griffin as surviving spouse. Lynn M. Griffin died on 8/27/16, intestate leaving his three only daughters, Susan Marie Holder, Paula Kay Wiemers, and Judy Lynne Floyd as his Heirs at Law as evidence by an Affidavit of Heirship of record in Instr. No. 20171130-0122509, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5600 Country Drive, Unit 149, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), her assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), her assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 21st day of November, 2017.

Susan Marie Holder

State of TX
County of Travis

Personally appeared before me Susan Marie Holder, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of November, 2017.

Notary Public
My Commission Expires: 4/13/2019

NOTARY PUBLIC STATE OF TEXAS
Shannon Christine Denham
My Commission Expires
04/13/2019

Paula Kay Wiemers

Judy Lynne Floyd

State of Tennessee

County of Williamson

Personally appeared before me Paula Kay Wiemers and Judy Lynne Floyd, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27st day of November, 2017.

Notary Public: Ann B. Waddell

My Commission Expires: 10/12/19

File No.: 2017-069