

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

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
GLENDA ANN LINDSAY	Nationstar Mortgage/USAA	**104-02-0S-011.00-CO**
(NAME)	(NAME)	
116 31ST AVE. NORTH, #203	P.O. Box 961229	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	Ft. Worth, TX 76161-0229	
(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, **I, MARY LEE DUNN, NOW KNOWN AS MARY L. VANDERKOOI, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLENDA ANN LINDSAY,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 203, together with Parking Space No. 14, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, of record in Instrument No. 20000203-0011406, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, as Exhibit "C", said Register's Office, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed of record in Instrument No. 20000203-0011406, said Register's Office, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed to Mary Lee Dunn from Paragon Relocation Resources, Inc., by deed dated November 17, 2005, of record in Instrument No. 20051122-0141227, and re-recorded in Instrument No. 20051209-0148283, said Register's Office.

Mary Lee Dunn has since married and is now known as Mary L. Vanderkooi.

This conveyance is subject to matters shown on the Master Deed of record in Instrument No. 20000203-0011406; Charter of record in Instrument No. 20000202-0011046; Open Space/Common Area of record in Instrument No. 20041230-0155034; 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.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **116 31ST AVE. NORTH, #203, NASHVILLE, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 32361 **DEEDWARR**
12/01/2017 01:28:50 PM 2 pgs
Fees: $13.00 Taxes: $1,080.40



20171201-0122881

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; 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 hand this 29th day of November, 2017.

MARY LEE DUNN N/K/A MARY L. VANDERKOOI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Lee Dunn n/k/a Mary L. Vanderkooi**, 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 29th day of November, 2017.

My commission expires: **November 5, 2018**

Notary Public

