30292-5

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 37994 DEEDWARR
12/18/2017 09:05:23 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20171218-0128299

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**

Richard Coon
Affiant

Subscribed and sworn to before me, this the 15th day of December, 2017.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Sgt. Richard Coon and Cassandra Jo Isenhower-Coon	**USAA Payment Processing**	**117-03-0-B-044.00co**
2601 Hillsboro Pike #C-13	**PO Box 650660**	
Nashville, TN 37212	**Dallas, TX 75265-0660**	

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,

Florence Weiler Dore

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Richard Coon and Cassandra Jo Isenhower-Coon, husband and wife

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-13, parcel 44 as specified on the Plat shown in the Master Deed, on the Plan of The Villager Condominium Apartments, 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 The Villager Condominium Apartments, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 The Villager Condominium Apartments, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 5434, page 665, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Clement Dore, by Deed dated November 1, 2001 from Edward J. Wolf and wife, Bonnie Wolf, of record in Instrument No. 20011102-0120020, Register's Office for Davidson County, Tennessee. The said Clement Dore having conveyed by Quitclaim Deed dated December 18, 2013 to Florence Weiler Dore, a one hundred percent (100%) remainder interest subject to a life estate retained by Grantor, of record in Instrument No. 20140114-0003805, said Register's Office. The said Clement Dore died November 4, 2016 vesting sole ownership into the said Florence Weiler Dore. The said Clement Dore and Clement Joseph Dore, Jr. being one and the same person.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown in Book 5200, page 201, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Easement of record in Book 4808, page 424, said Register's Office.

(3) Rules and Regulations of record in Instrument No. 20090616-0055824, said Register's Office.

(4) By-Laws of The Villager Homeowners' Association, Inc., of record in book 5434, page 708, and as amended in Instrument No. 20080416-0038631, said Register's Office.

(5) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone 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 The Villager Condominium Apartments of record in Book 5434, page 665 and as corrected in Book 5487, page 967, said Register's Office.

(6) Grant of Easement by and between Comcast of Nashville I, LLC, and The Villager Homeowners' Association, Inc., of record in Instrument No. 20130916-0097052, said Register's Office.

(7) Charter of The Villager Homeowners' Association, Inc., of record in Book 5441, page 815, said Register's Office.

(8) Taxes for the current year, which have been prorated and assumed by Grantor(s) and subsequent years not yet due and payable.

This instrument is being executed on behalf of Florence Weiler Dore, pursuant to a Power of Attorney executed by same on 15th day of December, 2017, of record in Instrument No. 20171218-0128298, Register's Office for Davidson County, Tennessee.

This is improved property, known as **2601 Hillsboro Pike #C-13, Nashville, Tennessee 37212**

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 I am 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 I do further covenant and bind myself, my 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 **15th** day of **December, 2017.**

Florence Weiler Dore by Jeffrey Lee Brothers, Attorney in Fact

Florence Weiler Dore, By: Jeffrey Lee Brothers, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Jeffrey Lee Brothers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Florence Weiler Dore,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Florence Weiler Dore,** for the purpose therein contained, by signing the name of **Florence Weiler Dore,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **December, 2017.**

Corylyn S Priest

Notary Public

My Commission Expires: 7.8.2019

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY