WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/01 15:36 2pgs
Fees:11.00 Taxes:592.00

20010614-0063164

Ret to:

TITLE ENTERPRISES, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: JUN 21, 2003

(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Verrill	Same as owner	**Map 1315-A**
(NAME) **145 Jefferson Square**	(NAME)	**Parcel 145**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Joan C. Kennedy, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Verrill, unmarried**, 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:

Land in Davidson County, Tennessee, being Unit No. 145 on the Plan of Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan K. Gardner from Robert W. Gardner by Quitclaim Deed of record in Book 5725, page 174, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert W. Gardner and wife, Joan Gardner by deed of record in Book 5396, page 651, Register's Office for Davidson County, Tennessee. Joan K. Gardner and Joan C. Kennedy are one and the same.

John E. Brooks joins in executing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is made subject to all conditions, easements and all matters appearing in the Register's Office: (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4675, page 12, said Register's Office; (c) Master Deed and Bylaws contained in Book 4731, page 332, Book 4731, page 341, Book 8231, page 418, Book 8550, page 3, Book 5675, page 31, Book 5700, page 719, Book 5826, page 693, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, said Register's Office; and (d) Charter of record as Instrument No. 20000209-0013275, Instrument Number 20000209-0013274, Book 8556, page 701 and Book 8485, page 642, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 145 Jefferson Square, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of May, 2001.

(X) Joan C. Kennedy
Joan C. Kennedy

(X) John E. Brooks
John E. Brooks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named Joan C. Kennedy, 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 Brentwood, Tennessee this the 13th day of June, 2001.

Commission expires:



Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named John E. Brooks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of June, 2001.

Commission expires:



Notary Public