File No. 270101266

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/07 09:11 2 pgs
Fees:13.00 Taxes:432.90
20070206-0015237

Megan Gregg
State of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title – MidAmerican Commercial
1187 Vultee Blvd.
Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Galvin	SAME AS NEW OWNER	95-02-A
(NAME) 203 Cottage Place	(NAME) 1677 Wingfield Drive	PARCEL 203
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham, AL 35242	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Moura V. Weatherly and husband, John Weatherly**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Galvin**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 21 on the Plan of Cottage Place Condominiums, as of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, Register's Office for said County.

Being the same property conveyed to Moura Maxwell Orr by Quitclaim Deed dated December 24, 1997 from Omar W. Orr of record in Book 10879, Page 86 and also by Warranty Deed of record in Book 9960, Page 36, all of record in the Register's Office for Davidson County, Tennessee. The said Moura Maxwell Orr having since married and being one and the same as Moura V. Weatherly.

John Weatherly, husband of Moura V. Weatherly, joins in this conveyance for the purpose of waiving and conveying any and all interest he may have in said property including but not limited to his marital interest.

This conveyance is subject to any and all existing easements and restrictions of record.

Restrictive Covenants of record in Book 6569, Page 212, Book 6636, Page 722, Book 6582, Page 869 and Book 6520, Page 745, Register's Office for said County.

Subject to all matters as set forth per Book 6520, Pages 816-823, Register's Office of said County.

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 203 Cottage Place, Nashville, TN 37214

(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 2nd day of February, 2007.

Moura V. Weatherly

John Weatherly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2007.

Megan Aregis
State of Tennessee Notary Public
County of Sumner

My Commission expires: April 12, 2008

Megan Aregis Notary Public

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RETURN TO:

Cumberland Title – MidAmerican Commercial
216 Centerview Drive, Suite 139
Brentwood, TN 37027