# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-10-10
(AFFIX SEAL)

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amanda M. Claiborne | JPMorgan Chase Bank<br>C/O Chase Home | 105-14-0B-003.00 CO |
| (NAME) | (NAME) | |
| 2304 Elliott Avenue, Unit 103 | P.O. Box 79046 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Phoenix, Arizona 85062-9046 | |
| (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, We, **William C. Slanina and wife, Ann Marie Slanina,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda M. Claiborne, an unmarried woman,** 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. 103 as specified on the plat shown in the Master Deed, on the Plan of Elliott Avenue Condominium, 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 Elliott Avenue Condominium, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is here made to the plan of Elliott Avenue Condominium, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for said County, for a more complete identification and description of such Unit.

Being the same property conveyed to Natalie B. Slanina, an unmarried woman, by Warranty Deed from Elliott Avenue Partners, LLC, a Tennessee limited liability company, dated August 5, 2005, as of record in Instrument No. 20050809-0093944, Register's Office for Davidson County, Tennessee, and being the same property conveyed to William C. Slanina and wife, Ann Marie Slanina, by Warranty Deed from Natalie R. Slanina, unmarried, dated November 30, 2007, as of record in Instrument No. 20071204-0140234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Book 843, page 97; Charter of record in Instrument No. 20050707-0078244, Easement for sanitary sewer and/or storm drainage of record in Book 4162, page 444; Master Deed and By-Laws establishing a Horizontal Property Regime of Elliott Avenue Condominium, of record in Instrument No. 20050726-0087034 and Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2304 Elliott Avenue, Unit 103, Nashville, TN 37204
(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

BILL GARRETT, Davidson County
Trans:T20090068234 DEEDWARR
Recvd: 10/06/09 14:21 3 pgs
Fees:18.00 Taxes:507.46

20091006-0093081

Witness our hands this 1st day of October, 2009.

William C. Slanina

Ann Marie Slanina

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William C. Slanina and Ann Marie Slanina, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lancaster, California, this _____ day of October, 2009.

Notary Public

My Commission Expires:

See attached Notary

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

On Oct 1st, 2009 (Date) before me, Gina Salmon Notary Public (Here Insert Name and Title of the Officer),

personally appeared William C Slanina and Ann Marie Slanina (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

GINA SALMON
Commission # 1812393
Notary Public - California
Los Angeles County
My Comm. Expires Sep 6, 2012

Place Notary Seal and/or Stamp Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: _____ | Signer's Name: _____ |
|---|---|
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Individual | ☐ Individual |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Attorney in Fact | ☐ Attorney in Fact |
| ☐ Trustee | ☐ Trustee |
| ☐ Guardian or Conservator | ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |
| RIGHT THUMBPRINT OF SIGNER — Top of thumb here | RIGHT THUMBPRINT OF SIGNER — Top of thumb here |

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