BOX #14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

G#22565-8

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: May 2, 2011
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20100045259 DEEDWARR
Recvd: 07/23/10 14:43 2 pgs
Fees:13.00 Taxes:1442.63
20100723-0057983

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Serge St. Laurent	"New Owners"	Map 103-12-D
(NAME)	(NAME)	
211 A Mockingbird Road		Parcel 101 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **KATHY ANN OTT, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SERGE ST. LAURENT AND WIFE, ANNE MARIE ST. LAURENT,** 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. 1 as specified on the Plat shown in the Master Deed, on the Plan of Mockingbird 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 Mockingbird Condominiums, as set out on Exhibit "A" to the Master Deed of record in Book 6905, Page 428, amended in Book 6915, Page 105, and Book 9891, Page 746, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws of record in Book 6905, Page 436, 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 Mockingbird Condominiums, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Book 6905, Page 428, amended in Book 6915, Page 105, and Book 9891, Page 746, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kathy Ann Ott, an unmarried woman, by deed from Raymond E. McDaniel and wife, Hillery K. Haney, of record in Instrument #20031223-0182597, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) restrictive covenants of record in Book 6905, page 428, Book 6915, page 105 and Book 9891, page 746, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 211 A Mockingbird Road, Nashville, Tennessee 37205
(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 22 day of July, 2010.

Nicole Englehard

Kathy Ann Ott
DL 0300-501-66-849-0

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Ann Ott, 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 St. Petersburg, Florida this 22 day of July, 2010.

Commission expires:

ROSANNE HALL
Commission # DD 930474
Expires January 10, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Rosanne Hall
Notary Public