WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100078251 DEEDWARR
Recvd: 12/13/10 10:37 2 pgs
Fees:13.00 Taxes:342.25
20101213-0098925

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **9th** day of **December, 2010.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Turnball	Cinarch Hill mtg.	
(NAME) 2020 Beech Avenue Apt D4	(NAME) 761 Old Hickory Blvd. Ste 400	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Kristin Collie**, having since married, is now known as Kristin Joseph, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ian Turnball**, 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 D-4, on the Plan of BeechTree Condominiums, shown as Exhibit "E" to the Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristin Collie, unmarried by Warranty Deed from Gerald Andrady, an unmarried man and Alan Huffman, an unmarried man dated December 28, 2005 of record in Instrument NO. 20060103-0000540, said Register's Office. Kristin Collie having since married is now known as Kristin Joseph.

Aneal Joseph, spouse of Kristin Joseph, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2020 Beech Avenue, Apt D4, Nashville, TN 37204

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, has 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 our hands this **9th** day of **December, 2010**

Kristin Collie Joseph
Kristin Collie

Aneal Joseph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Kristin Joseph and Aneal Joseph**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **December, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON