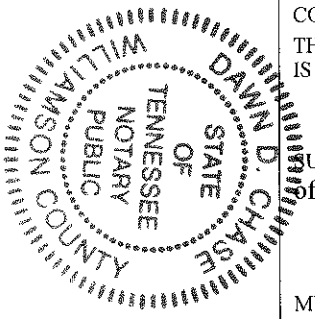
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **31st** day **of March, 2011**

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/04/11 12:31 3 pgs
Fees:18.00 Taxes:647.50
20110404-0025688

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marianne S. Venmar, Trustee	NEW OWNER	92-16-0-C-11.1CO
45 Terrace Street ~~807 18th Avenue South #111~~ (NAME)	(NAME)	
Montpelier VT 05602 ~~Nashville, TN 37203~~ (ADDRESS)	-4102 (ADDRESS)	
(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 **Carla S. Nunnally, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Marianne S. Venmar, Trustee of the Marianne S. Venmar Revocable Family Living Trust u/t/a June 9, 2008**, hereinafter called the Grantee, her 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. 111, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record as Instrument No. 20041214-0148978, as amended in Instrument No. 20041216-0149823, as further amended in Instrument No. 20050504-0050222, re-recorded in Instrument No. 20051123-0142078, and as further amended in Instrument No. 20060109-0003220, and further described on plan of record attached to said Master Deed as Exhibit "E" in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit..

Parking Space #24 is included as an appurtenance to this Unit in the Third Amendment to the Master of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of said Unit.

BEING the same property conveyed to Carla S. Nunnally and husband, Jamison Huhner, by deed from Michael Murphy and wife, Jody Murphy, dated 5/19/06 of record in Instrument No. 20060522-0059622, as corrected in Instrument No. 20060809-0098218, Register's Office of Davidson County, Tennessee. By quitclaim deed dated 12/6/06 of record in Instrument No. 20070110-0004105, said Register's Office, Jamison Huhner conveyed his interest in subject property to Carla S. Nunnally.

Jamison Huhner, husband of Carla S. Nunnally hereby joins in this conveyance for the purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

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 X property, known as 807 18th Avenue South #111, Nashville, TN 37203

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 **31st** day of **March, 2011**

Carla S. Nunnally

Jamison Huhner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Carla S. Nunnally and husband, Jamison Huhner**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **March, 2011**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).