WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037567 DEEDWARR
Recvd: 06/23/11 08:35 2 pgs
Fees:13.00 Taxes:1132.20
20110623-0048093

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **June, 2011.**
Notary Public
MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

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
Constanse Bruce	CMCO Mortgage dba Homeladys Source	093061J19700CO
(NAME)	(NAME)	
415 Church Street # 2215	7851 Freeway Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Middleburg Heights, OH 44130	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lois K. Howe, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Constanse Bruce, unmarried**, 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:

A certain condominium apartment known as Unit No. 2215 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-122834,* Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Calvin K. Howe and wife, Lois K. Howe by Warranty Deed from Thompson C. Maner and wife, Melissa L. Maner, dated November 7, 2007 and filed of record in Instrument Number 20071120-0136049, Register's Office for Davidson County, Tennessee. The said Calvin K. Howe having since died and subject property vested in Lois K. Howe as the surviving tenant by the entirety.

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 415 Church Street # 2215, Nashville, TN 37219

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a

* and amended at Instrument Nos. 20070711-0082578 and 20100616-0046702

good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 **17th** day of **June, 2011**.

Lois K. Howe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Lois K. Howe, unmarried,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **June, 2011**.

Notary Public

My commission expires:
3/18/14

WILLIAMSON COUNTY
DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC