BILL GARRETT, Davidson County
Trans:T20120005905 DEEDWARR
Recvd: 01/25/12 11:29 2 pgs
Fees:13.00 Taxes:2497.50
20120125-0006945

6

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Mark L. Venrick** | **Mark L. Venrick** | **117100B00600CO** |
| (NAME) | (NAME) | |
| **2411 Crestmoor Road, Unit 103** | **2411 Crestmoor Road, Unit 103** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | **Nashville, TN 37215** | |
| (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, **Edward W. Karrels, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark L. Venrick, and Lynn Venrick, husband and wife**, 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 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument No. 20060921-0117371, Register's Office, Davidson County, Tennessee; amended By First Amendment to Master Deed of record in Instrument No. 20061009-0125107, said Register's Office; amended by Second Amendment to Master Deed of record in Instrument No. 20070601-0065028, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward W. Karrels, a married man by deed dated December 28, 2011 from Pinnacle National Bank, a National Banking Association of record in Instrument No. 20111229-0101568, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

**Pursuant to the terms of Paragraph 8 of the Master Deed of record in Instrument No. 20060921-00117371, Register's Office for Davidson County, Tennessee, Grantor hereby allocates to Grantees, parking spaces designated on the parking garage pavement as #6 & #7 for Unit 103.**

unimproved ☐

This is improved ☒ property, known as **2411 Crestmoor Road, Unit 103, Nashville, TN 37215**

(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 **20th day of January, 2012**.

**Edward W. Karrels**
**By: Glynn Taylor, as Attorney-In-Fact**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Glynn Taylor** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he is the **Attorney In Fact** for **Edward W. Karrels**, and that he is authorized by **Power of Attorney** to execute this instrument behalf of **Edward W. Karrels**, and that he executed the within instrument as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum — Notary Public