BILL GARRETT, Davidson County
Trans:T20120042464 DEEDWARR
Recvd: 06/08/12 11:02 2 pgs
Fees:13.00 Taxes:555.00
20120608-0050226

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1125**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/31/2012**, by and between **Colleen G Long, an unmarried individual**, parties of the first part, and **Charles S Eaton, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 74 of Coronada (erroneously referred to as "Coronado" in the deed of record as Instrument No. 20091204-0111296, RODCTN), Phase III, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Book 5200, page 67, Register's Office to which source reference is hereby made for more complete details of description, together with the sapd Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. **

Being the same property conveyed to Colleen G. Long by deed from Rebecca D. Little, unmarried as Instrument No. 20091204-0111296, said Register's Office. At the time Colleen G. Long purchased subject property, she was married to Patrick J O'Brien. They never resided in the subject property as husband and wife, therefore no marital rights need be conveyed. The divorce is of record in the Chancery Court for Williamson County, Tennessee as file 37074.

This conveyance is made subject to any and all restrictions and easements of record.

Parcel ID # **142-8B-74CO**
Improved property located at: **913 Holly Forest, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Colleen G. Long

Colleen G Long

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Colleen G Long** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of May, 2012..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/2013

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Charles S Eaton**

and Address: **913 Holly Forest, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Sumner Bank
780 Browns Lane
Gallatin TN 37066

**(con't from page 1) and as established by Master Deed of record in Book 4901, pg 679, amended in Book 4901, pg 702, Book 5202, pg 329, Book 5306, pg 241, Book 5522, pg 675, and Book 5869, page 269; said Register's Office

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$150,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day of May, 2012..

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7.25.12