BILL GARRETT, Davidson County
Trans:T20120042724 DEEDWARR
Recvd: 06/11/12 09:18 2 pgs
Fees:13.00 Taxes:760.35
20120611-0050605

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW12221

Send Tax Bills To:
Brand Mortgage Group
1255 Lakes Parkway Bldg, Ste 300
Lawrenceville, GA 30043

New Owner is:
Michelle A. Meere
700 Church Street, Unit 1206
Nashville, TN 37203

MAP: 093-05-2B-086.00 CO

PARCEL: 086.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Benjamin Bahil and wife, Denise M. Nicol Bahil**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michelle A. Meere**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **700 Church Street, Unit 1206, Nashville, TN 37203**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 1206 of the Horizontal Property Regime of Bennie Dillon Condominium, pursuant to Master Deed of record as Instrument Number 20051215-0150617, as amended in Instrument Number 20060801-0093636 and Instrument Number 20110513-0036910, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Benjamin Bahil and Denise M. Nicol by Warranty Deed from Bennie-Dillon Development Company, LLC, a Tennessee limited liability company, dated 12/30/05 and recorded 1/27/06 in Instrument Number 20060127-0010883, Register's Office for Davidson County, Tennessee. Benjamin Bahil and Denise M. Nicol have since married and Denise M. Nicol n/k/a Denise M. Nicol Bahil

BB DB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of May, 2012.

GRANTOR(S):

Benjamin Bahil

BENJAMIN BAHIL

Denise M. Nicol Bahil

DENISE M. NICOL BAHIL

ACKNOWLEDGEMENT

STATE OF Missouri
COUNTY OF St. Louis

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Benjamin Bahil and Denise M. Nicol Bahil** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of May, 2012.

JACQUELINE R. BOECKMANN
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: March 06, 2016
Commission Number: 12497958

Jacqueline Boeckmann

NOTARY PUBLIC
My Commission Expires: 3/6/16

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$205,500.00**.

Sarah Dawson

AFFIANT

SWORN TO and subscribed before me this 30th day of May, 2012.

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Robin S Edwards

NOTARY PUBLIC
My commission expires: 2/4/2015