Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120043919 DEEDWARR
Recvd: 06/14/12 10:51 3 pgs
Fees:18.00 Taxes:1498.50
20120614-0052104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of June, 2012

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-6-15
(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joan Furman	New Owner	117150C00500CO
(NAME)	(NAME)	
509 Glen Echo Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **Christina Marie Stevens and Julia Lorraine Harris, Heirs at Law of Mary Louise Cosmides, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joan Furman, an unmarried woman,** 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 in Davidson County, Tennessee, Being Unit No. 509 in Glen Echo Hall, a Horizontal Property Regime, located at Glen Echo Road and Glen Echo Place, Nashville, Davidson County, Tennessee, as shown on the plat of Glen Echo Hall, recorded in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Instrument Number 20040922-0113858, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Glen Echo Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mary Cosmides by deed from Journal Newspapers, Inc. dated 2/24/05 of record in Instrument No. 200503100026758, Register's Office of Davidson County, Tennessee. Mary Cosmides died testate on October 22, 2011 and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 11P1693, a copy of which appears of record in Instrument No. 201112020094196, said Register's Office.

Julia Lorraine Harris and Julia Harris, being one and the same person.

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 509 Glen Echo Place, Nashville, TN 37215

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 **8th** day of **June, 2012**

Christina Marie Stevens, executrix
Christina Marie Stevens, Executrix

Christina Marie Stevens
Christina Marie Stevens

Julia Lorraine Harris by Christina Stevens her attorney in fact.
Julia Lorraine Harris by Christina Stevens, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina Marie Stevens, Executrix of the Estate of Mary Louise Cosmides, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Mary Louise Cosmides, deceased, the bargainor, and that she as such Exeuctrix, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of The Estate of Mary Louise Cosmides, deceased by herself as Executrix.

Witness my hand and seal this 8th day of June, 2012.

Laurie M Harris
Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-10-12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Christina Marie Stevens**, 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 **8th** day of **June, 2012**

Laurie M Harris
Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 12-10-12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christina Stevens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Julia Lorraine Harris, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20120614-0058103, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Julia Lorraine Harris, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 8th day of June, 2012.

Laurie M Harris
Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

12-10-12