WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053644 DEEDWARR
Recvd: 07/20/12 14:34 2 pgs
Fees:13.00 Taxes:814.00

20120720-0064083

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Morgen Selcer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2012

Notary Public

MY COMMISSION EXPIRES: 4/20/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marsha Williams	Same as New Owners	116080N00100CO
(NAME)	(NAME)	
211 Woodmont Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ian H. Fentie**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marsha Williams and Christine Modisher, as joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 1A , on the plan of Cavener Place, of record in Plat Book 9700, Page 596, said Register's Office, reference to which is hereby made for a more complete description and further established by the Master Deed of record in Book 10623, Page 226 and amended in Instrument 20000605005571, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ian H. Fentie, an unmarried person by Deed from Douglas R. Cavener and wife, Lan Wu Cavener, dated 08/14/2000 and filed for record on 08/16/2000 in Instrument 200008160081290, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 596, said Register's Office.
Master Deed and By-Laws filed for record in Book 10623, Page 226, said Register's Office. Said Masterdeed was amended of record in Instrument 20000605005571, said Register's Office.
Charter of record in Instrument 200005250052468, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-9496
SMG TN Warranty Deed

This is improved ☑ property, known as 211 Woodmont Circle, Nashville, TN 37205
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 16th day of July, 2012

Ian H. Fentie

State of ~~Tennessee~~ Kentucky
County of ~~Wilson~~ Jefferson

Personally appeared before me Ian H. Fentie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of July, 2012.

Notary Public
My Commission Expires: 10·14·2014

DAVID T. GREEN NOTARY PUBLIC SEAL STATE OF KENTUCKY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122