WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/12 15:58 3 pgs
Fees:18.00 Taxes:399.60
20120821-0075186

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Debbie A. Maddux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mandy B, LLC	Mandy B, LLC	096-09-0A-709.00
(NAME)	(NAME)	
709 Kent Road	709 Kent Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, we, **Marianne Purcell**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mandy B, LLC**, 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 Unit No. 709, on the plan of EMERY PLACE CONDOMINIUMS, as shown of record in Plat Book 6250, Page 719, and established by the Declaration of Covenants, Conditions and Restrictions of record in Book 6715, Page 96 and amended by Book 6783, Page 205, Book 6845, Page 515 and Book 8048, Page 351, 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 said Declaration, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association Owners.

Being the same property conveyed to Marianne Purcell by Warranty Deed dated October 24, 2006, from Tracy M. Clabough, now Purcell and filed for record on October 27, 2006, in Instrument No. 20061027-0133620 and Re-Recorded in Instrument No. 20061121-0144056, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 6250, Page 719, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6715, Page 96, and amended in Book 6783, Page 205, Book 6845, Page 515 and Book 8048, Page 351, (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Book 6342, Page 521, (4) Storm Water Detention Agreement of record in Book 6623, Page 109, (5) By-Laws of record in Instrument No. 20080118-0006025, (6) Charter of the Homeowner's Association of record in Book 6647, Page 466 and Book 6724, Page 627, and (7) Conveyance of Common Areas/Open Spaces to Homeowner's Association of record in Book 6887, Page 730, Book 6947, Page 944, Register's Office for Davidson County, Tennessee.

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 ☐

This is improved ☑ property, known as 709 Kent Road, Nashville, TN 37214
(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 15th day of August, 2012.

Marianne Purcell

Marianne Purcell

State of Tennessee
County of Tipton

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

WITNESS my hand and seal this 15th day of August, 2012.

Phyllis Honeycutt

Notary Public Phyllis Honeycutt
My Commission Expires 7-5-2015

NOTARY PUBLIC STATE OF TENNESSEE TIPTON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Treadway

Notary Public

(SEAL)

My Commission Expires: 4/23/2013