WARRANTY DEED

12-10-007

Davidson County DEEDWARR
Recvd: 10/31/12 11:22 2 pgs
Fees:13.00 Taxes:592.00
20121031-0099964

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Laura Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of October, 2012.

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Susan B. Evans
Notary Public

My Commission Expires: March 8, 2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LAURA WARD	NEW AMERICAN MORTGAGE, LLC	132-09-0-B
(NAME) 1050 Otter Creek Road	(NAME) 841 Seahawk Circle	207.00CO
(ADDRESS) Nashville, TN 37220	(ADDRESS) Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RAYMOND T. THROCKMORTON, III, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAURA WARD AND STEVE WARD, WIFE AND HUSBAND**, hereinafter called the Grantee(s), her heirs and 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 part of the Plan of Brattlesboro Place Condominiums, as of record in Book 5200, Page 731, Register's Office for Davidson County, Tennessee, the part hereby described being: Unit No. 207 on said Plan, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brattlesboro Condomiums.

BEING the same property conveyed to RAYMOND T. THROCKMORTON, III, MARRIED, by Deed from B. WADE RAWLINS AND ELIZABETH H. THROCKMORTON, SOLE HEIRS AT LAW OF THE ESTATE OF BETTYE T. HOLDER, DECEASED, dated August 2, 2012, of record in Instrument No. 20120806-0069857, and of recorded dated August 16, 1996 in Book 10161, Page 97, Register's Office for Davidson County, Tennessee.

SUBJECT property has not now nor ever has been the principal place of residence for the Grantor herein.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brattlesboro Place, of record in Book 6313, Page 496, Register's Office for Davidson County, Tennessee and Charter of record in Book 6788, Page 626, and as amended in Book 7866, Page 378, and in Book 8349, Page 576, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **215 Brattlesboro Place, Unit 207, Nashville, TN, 37204.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, my hand, this 29th day of October, 2012.

RAYMOND T. THROCKMORTON, III

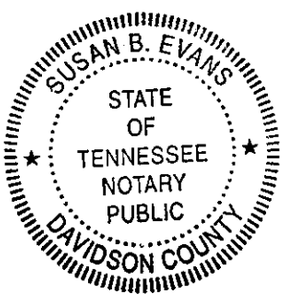
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RAYMOND T. THROCKMORTON, III, MARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2012.

My Commission Expires: March 8, 2016

Susan B. Evans
Notary Public



I, the undersigned, 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.

Susan B. Evans

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Susan B. Evans who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

