BILL GARRETT, Davidson County
Trans:T20130025103 DEEDWARR
Recvd: 03/28/13 09:10 2 pgs
Fees:13.00 Taxes:2123.16
20130328-0030396

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $573,826.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

J. DYKE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Karrels	Edward W. Karrels C/O Old Natchez	**117100B00900CO**
(NAME) **2411 Crestmoor Road, Unit 106**	(NAME) 115 Gardengate Drive	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Franklin, Tennessee 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Anne Cooper Boatman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward W. Karrels**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 106, together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument No. 20060921-00117371, Register's Office, Davidson County, Tennessee; amended By First Amendment to Master Deed of record in Instrument No. 20061009-0125107, said Register's Office; amended in Second Amendment to Master Deed of record in Instrument No. 20070601-0065028, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot #1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office , Davidson County, Tennessee.

Pursuant to the terms of Paragraph 8 of the Master Deed of record in Instrument No. 20060921-00117371, Register's Office, Davidson County, Tennessee, Grantor hereby allocates to Grantees, parking spaces designated on the parking garage pavement as #16 and #17.

Being the same property conveyed to Anne Cooper Boatman by deed dated August 23, 2011 from Pinnacle National Bank of record in Instrument No. 20110829-0066302, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2411 Crestmoor Road, Unit 106, Nashville, TN 37215**

(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 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, 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 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 my hand this **26th day of March, 2013**.

Anne Cooper Boatman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Anne Cooper Boatman** whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2013.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public