WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

PRELIMINARY
HUD-1

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Claire Hite Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Hite Jenkins	SAME	Map 131-5-A
(NAME) 164 Jefferson Square	(NAME)	Parcel 164 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, I, **DEBORAH J. HARRIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAIRE HITE JENKINS**, 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:

Certain Real Estate in Davidson County, Tennessee, Being Unit No. N-164 Jefferson Square, Section One, A Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, page 12, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 4731, page 332, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deborah J. Harris, unmarried by Warranty Deed from Sue B. Kline, unmarried, dated November 1, 2006, of record in Instrument No. 20061103-0136764, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 12, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4731, page 332, Book 4731, page 341, Book 5676, page 31, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, Book 10355, page 306, Instrument No. 20051027-0130020 and Instrument No. 20100503-0033416, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 164 Jefferson Square, Nashville, Tennessee 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.

BILL GARRETT, Davidson County
Trans:T20130035826 DEEDWARR
Recvd: 05/01/13 09:18 2 pgs
Fees:13.00 Taxes:1102.60
20130501-0043366

Witness my hand this 24th day of April, 2013.

Deborah J. Harris

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 Deborah J. Harris, the bargainor, 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 24 day of April, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public