WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

F. C. C.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of May, 2013.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Frank C. Curran	NEW OWNER	Parcel ID:
523 Harding Place; #16		147020A01600
Nashville, TN 37211		

FOR AND IN 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

Raywina Millraney and husband, Luther L. Millraney, Heirs of the Estate of Sheri Rai Millraney, f/k/a Sheri R. Zoner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Frank C. Curran and wife, Jennifer C. Curran
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/Apt. No. 16, Building B, on the Plan of The Coach House Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., Tennessee Code Annotated, (formerly contained in Chapter 27, Title 64 of the Tennessee Code Annotated) and as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 4809, Page 829, and as Amended by Instruments of record in Book 4813, Page 964, and Book 5100, Page 894, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of The Coach House Condominiums, of record in Book 4675, Page 107, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Sheri R. Zoner by deed from Brenda Sue Smith of record in Instrument 20050208-0014812, said Register's Office. See also Quitclaim Deed from Jeffrey M. Zoner to Sheri R. Zoner of record in Instrument 20050208-0014814, said Register's Office. The said Sheri R. Zoner aka Sheri Rai Millraney died intestate on October 30, 2011, leaving as Sole Beneficiaries the Grantors herein. See also Probate File No. 12P-27 of record in Probate Court for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument 20130506-0045384, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 4809, Page 829; Book 4813, Page 964; Book 5100, Page 894; Book 5100, Page 897, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 107, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 523 Harding Place; #16, Nashville, TN 37211

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:T20130037484 DEEDWARR
Recvd: 05/06/13 11:11 2 pgs
Fees:13.00 Taxes:212.75
20130506-0045385

Witness our hands this 3rd day of May, 2013.

Estate of Sheri Rai Millraney

By: Raywina Millraney, Heir

By: Luther L. Millraney, Heir

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 Raywina Millraney and Luther L. Millraney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.