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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130041480 DEEDWARR
Recvd: 05/17/13 14:28 2 pgs
Fees:13.00 Taxes:2682.50

20130517-0050168

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$725,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2013

Notary Public

MY COMMISSION EXPIRES: 11/5/2014 (AFFIX SEAL)

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
Lynn Smirnow Fritz, Trustee	**Lynn Smirnow Fritz, Trustee**	**117100B00900CO**
(NAME) **2411 Crestmoor Road #106**	(NAME) **2411 Crestmoor Road #106**	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(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, **Edward W. Karrels,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynn Smirnow Fritz, Trustee of the Lynn Smirnow Fritz Revocable Trust u/a/d July 12, 1999,** 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 Edward W. Karrels by deed dated March 26, 2013 from Anne Cooper Boatman of record in Instrument No. 20130328-0030396, Register's Office for Davidson, County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2411 Crestmoor Road #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 16th day of May, 2013.

Edward W. Karrels

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Edward W. Karrels** whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2013.

Commission expires: 5/8/2017

I. Dyke Tatum Notary Public

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