BILL GARRETT, Davidson County
Trans:T20130050194 DEEDWARR
Recvd: 06/14/13 10:54 2 pgs
Fees:13.00 Taxes:688.20
20130614-0060969

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$186,000.00.**

Janice Collins
Affiant

Subscribed and sworn to before me this 12 day of June, 20__.

Notary Public
My Commission expires: March 8, 2016
(Affix Seal)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ashley Clinton	Avenue Bank	118-04-0-B-110.00CO
553 Rosedale Avenue Apt 110	111 10th Avenue	
Nashville, TN 37211	Nashville TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Meghann K. LaVigne and Greg LaVigne, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ashley Clinton**, an unmarried woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 110 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row of Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

Being the same property conveyed to Meghann K. LaVigne and Greg LaVigne, wife and husband, by deed from Craighead Development, LLC, a Tennessee limited liability company, on April 18, 2008, of record in Instrument Number 20080423-0041516, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- ☐ Declaration of Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20071120-0135916, Register's Office for Davidson County, Tennessee.
- ☐ Homeonwers Association Charter of record in Instrument Number 20071120-0135915, Register's Office for Davidson County, Tennessee.

This is improved property known as: **553 Rosedale Avenue Apt 110, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 12, 2013.

Meghann R. LaVigne

Gregory P. LaVigne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Meghann K. LaVigne and Greg LaVigne, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 12, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY