Davidson County	DEEDWARR
Recvd: 06/21/13 15:44	4 pgs
Fees:23.00 Taxes:1683.50	
20130621-0064121	

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
713464 418306-000611
Kay Long

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Gary Nye	(NAME) New Owner	105130I00200C0
(STREET ADDRESS OR ROUTE NUMBER) 922 Caruthers Avenue	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37204	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Maureen Shorter, an unmarried woman have this day bargained and sold, and do hereby transfer and convey unto the said Gary Nye, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 455,000.00

Affiant _____

Subscribed and sworn to before me this the 21st day of June, 2013

Notary Public _____

My commission expires: 9/21/2015

Affix Seal

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

This is unimproved ( ), known as 922 Caruthers Avenue, Nashville, TN 37204
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 28th day of May, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maureen Shorter

Maureen Shorter

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Barbara J. Fuller, a Notary Public in and for said County and State, Maureen Shorter, the within named bargainor Single (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2013.

Barbara J. Fuller
Notary Public
My Commission Expires:

(This area for official notarial seal)

BARBARA J. FULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public
My Commission Expires:

(This area for official notarial seal)

Exhibit "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. B of Caruthers Townhomes, a Private Element Planned Unit Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed & Declaration of Covenants, Conditions and Restrictions of Caruthers Townhomes, a Private Element Planned Unit Development of record in Instrument Number 20101222-0101705, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Master Deed & Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Maureen Shorter, unmarried by Warranty Deed from Castleridge Properties, LLC, of record at Instrument No. 20110420-0030610, Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 20, 2011.

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3-17-14

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY