BILL GARRETT, Davidson County
Trans:T20130059578 DEEDWARR
Recvd: 07/12/13 13:14 2 pgs
Fees:13.00 Taxes:1785.62
20130712-0072338

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1420

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Purves 2013 Family Trust 6329 Chickering Woods Drive Nashville, TN 37215	NEW OWNER	158-9-A-16.00

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13420

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $482,600.00

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Paul Greenland and Fiona Greenland, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **John D. Purves, Trustee of the Purves 2013 Family Trust ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Being a certain condominium unit lying in Davidson County, Tennessee, being Unit No. 8-B as established by the Master Deed of Chickering Woods, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, of record in Book 6521, page 647; as amended in Book 6912, page 132, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit; and as shown on the plan of record in Book 6250, page 380, said Register's Office, to which reference is hereby made for a more complete identification and description of said unit.

Being the same property conveyed to Paul Greenland and Fiona Greenland, husband and wife by Warranty Deed from Elinor Doochin Saperstein and Rudy Saperstein, wife and husband, dated March 23, 2005, recorded March 30, 2005, of record in Instrument No. 20050330-0034556, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is Improved property located at: **6329 Chickering Woods Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **10th** day of **July, 2013.**

GRANTOR(S)

Paul Greenland

Fiona Greenland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paul Greenland and Fiona Greenland** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **10th** day of **July, 2013.**

Notary Public

My Commission Expires:

