BILL GARRETT, Davidson County
Trans:T20130065150 DEEDWARR
Recvd: 07/30/13 15:35 2 pgs
Fees:13.00 Taxes:693.75

20130730-0079443

# WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$187,500.00**.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2013.

Notary Public

My commission expires: 3-3-15
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Lorna J. Cloutier** | New Owner | **Map 92-16-d. Parcel 224.00CO** |
| **1803 Broadway #224** | | |
| **Nashville, TN 37203** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Debra H. Hurst, a married woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lorna J. Cloutier**

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:

**A certain condominium in Nashville, Davidson County, Tennessee, being Unit No. 224 of The Bristol on Broadway, a Condominium Development, as set out in the Master Deed of record as Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857 in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements as provided in said Master Deed..**

**Together with parking stall Nos. 76 and 82, said parking spaces being hereby assigned to Unit 224 as Limited Common elements of said condominium.**

**Being the same property conveyed to Debra H. Hurst and John H. Hurst, wife and husband, by Deed from Samuel C. Yeager, married, dated June 30, 2009, of record in Instrument No. 20090701-0061300, Register's Office for Davidson County, Tennessee, Said property was further conveyed to Debra H. Hurst, married, by Deed dated June 30, 2009, from John H. Hurst and Debra H. Hurst, husband and wife, of record in Instrument No. 20090701-0061302, said Register's Office.**

**This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record as Instrument No. 20050517-0055639, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

**THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.**

This is improved (_X__) Unimproved (____) property, known as **1803 Broadway #224, Nashville, TN 37203**

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 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/our hand(s) this **24th** day of **July, 2013.**

Debra H. Hurst

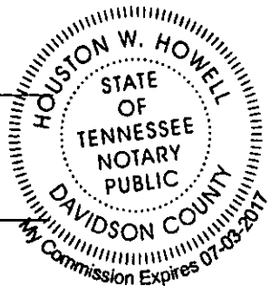
**Debra H. Hurst**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Debra H. Hurst,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **July, 2013.**

**Notary Public**




**My Commission Expires:**_____