WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,500.00**

Kathryn Ann Bowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn A. Bowers	Landmark Community Bank	103160E01000CO
(NAME)	(NAME)	
3901 Whitland Avenue # 10	PO Box 1660	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Collierville, TN 38027	
(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, **Christina M. Cerkevich**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn Ann Bowers,** 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. 10, on the plan of Whitland Place, Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, Page 597, and as established by the Master Deed of record in Book 6131, Page 722, and Appointment of Substitute Trustee of said Master Deed of record in Book 9651, Page 322, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Christina M. Cerkevich by Deed from Justin W. Leach and wife, Kerry D. Leach, dated 08/28/2007 and filed for record on 09/10/2007 in Instrument 200709100108223, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **3901 Whitland Avenue # 10, Nashville, TN 37205**

(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.

BILL GARRETT, Davidson County
Trans:T20130085228 DEEDWARR
Recvd: 10/02/13 14:14 2 pgs
Fees:13.00 Taxes:431.05

20131002-0103539

Witness my hand this 23rd day of September, 2013.

Christina M. Cerkevich

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina M. Cerkevich, the bargainor, 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 and official seal at Pittsburgh, Pennsylvania, this 23rd day of September, 2013.

Commission expires:
05 March 2017

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michael T. Cannon, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires March 5, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES