File Box 9-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085972 DEEDWARR
Recvd: 10/04/13 10:41 2 pgs
Fees:13.00 Taxes:2249.60

20131004-0104436

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $608,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay N. Lowenthal	REGIONS MORTGAGE	117010C00300CO
(NAME)	(NAME)	
3604 Chalmette Court	2050 PARKWAY OFFICE CIR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-1001	BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gregory P. Richardson and wife, Virginia Richardson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jay N. Lowenthal and wife, Deborah W. Lowenthal**, hereinafter called the GRANTEE(S), their heirs and/or 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. 2-A on the Condominium Site Plan showing Lot No. 2 of Chalmette Square of record in Plat Book 5200, page 174, Register's Office, Davidson County, Tennessee and being further established by the Master Deed of record in Book 5267, Page 755 as amended in Book 5441, Page 647 and Book 11421, Page 635, 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 Gregory P. Richardson, unmarried by Deed from Michael J. Culotta and wife, Carla A. Culotta, dated 12/15/1995 and filed for record on 12/19/1995 in Book 9892, Page 710, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 4955, Page 117, Plat Book 5200, Page 174, said Register's Office.
Master Deed and By-Laws filed for record in Book 5267, Page 755, said Register's Office. Said Master Deed was amended of record in Book 5441, Page 647 and Book 11421, Page 635, said Register's Office.
Charter of record in Book 5297, Page 375, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3604 Chalmette Court, Nashville, TN 37215-1001

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 1st day of October, 2013. Virginia Richardson by

Gregory P. Richardson

Virginia Richardson
attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory P. Richardson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2013.

Notary Public
My Commission Expires: 8/27/12

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Richardson, with whom I am personally acquainted and who proved himself to be the attorney in fact of Virginia Richardson, and who being authorized to do so acknowledged he executed the foregoing instrument on her behalf for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2013.

Notary Public
My Commission Expires: 8/27/12

File No.: 01288-17417
SMG TN Warranty Deed