#25398-3

Box 14

This instrument prepared by and **Record and [redacted] to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1231**

BILL GARRETT, Davidson County
Trans:T20130086835 DEEDWARR
Recvd: 10/08/13 08:55 2 pgs
Fees:13.00 Taxes:723.35
20131008-0105422

WARRANTY DEED

THIS INDENTURE, made and entered into this 10/04/2013, by and between **Arlene S Samowich, an unmarried individual**, parties of the first part, and **Roberta Carole Blackwell, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit No. 59 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44 , Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office, as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, and Corrected in Book 7467 , page 279, said Register's Office (collectively the "Master Deed") to which Master Deed reference is here made for a more complete and accurate description of said unit. Reference is hereby made to the plan of Ashley Green Condominiums of record in Book 7184, page 44 as set out on Exhibit "C" to the Master Deed, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Arlene S Samowich, unmarried by deed dated November 20, 2006 from Jimmie L McCutcheon, unmarried of record as Instrument No 200612010148344, said Register's Office..

This conveyance is made subject to any and all easements and restrictions of record.

Parcel ID # **142-7C-59CO**
Improved property located at: **266 Myhr Green, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Arlene S Samowich

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Arlene S Samowich** 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 free Act and Deed.

Witness my hand and Notarial Seal this 4th day of October, 2013..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Roberta Carole Blackwell**

and Address: **266 Myhr Green, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Avenue Bank ,
150 3rd Avenue South, Suite 900
Nashville, TN 37201

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$195,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marie Gillen
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 4th day of October, 2013..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.