Return to Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20130090946 DEEDWARR
Recvd: 10/23/13 09:19 2 pgs
Fees: 13.00 Taxes: 777.00

20131023-0110309

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 19, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A. Page	SWBC Mortgage Corporation	093 02 4A 107.00CO
(NAME)	(NAME)	
915 Twin Elms Ct.	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Owen Trotter and Tonia Trotter, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory A. Page, unmarried**, 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, TN, being Unit No. 107 together with the appurtenant interest in the common elements of The Quarters Condominiums, a horizontal property regime established by Master Deed recorded as Instrument Number 20050902-0106149, Register's Office of Davidson County, TN, said Unit depicted on the Map of The Quarters Condominiums which is attached as Exhibit "D" to the Master Deed.

BEING the same property conveyed to Owen Trotter and wife, Tonia Trotter by Warranty Deed from 178 2nd Avenue North, LLC, a Georgia limited liability company dated June 30, 2006, of record in Instrument No. 20060706-0081283, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

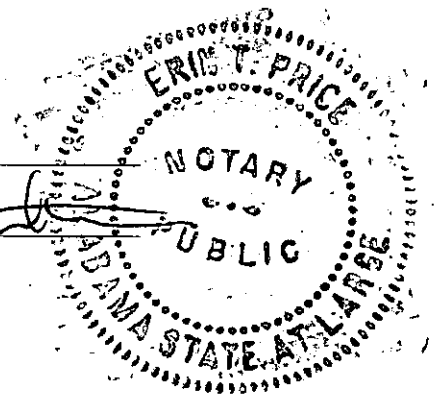
unimproved ☐
This is improved ☒ property, known as 178 2nd Avenue North #107, Nashville, TN 37201

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, has 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 our hands this **18th** day of **October, 2013**

X _____
Owen Trotter

X _____
Tonia Trotter



X STATE OF Alabama
X COUNTY OF Shelby

Personally appeared before me, the undersigned authority, **Owen Trotter and Tonia Trotter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **October, 2013**

X _____
Notary Public

X My commission expires: 3/16/16