BILL GARRETT, Davidson County
Trans:T20130101541 DEEDWARR
Recvd: 12/03/13 14:51 2 pgs
Fees:13.00 Taxes:499.50

20131203-0123194

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
Patrick Chaffin	F&M Bank	103 12 0A 013.00CO
(NAME)	(NAME)	
4200 West End Avenue #301	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Clarksville, TN, 37040	
(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, **Leonard Nathanson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrick Chaffin, 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, Tennessee, and being Apartment No. 301, of Harding House, a condominium created under Title 64, Section 2701 at seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Allen Murphy, of record in Book 4759, page 665, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the specific identification and description of the apartment herein conveyed and as shown on the plat of Harding House Condominium Apartments of record in Book 4675, page 60 in the Register's Office, to which reference is hereby made. Covered parking space No. 19 is a limited common element for the exclusive use of the occupant of said apartment

BEING the same property conveyed to Leonard Nathanson, unmarried by deed dated 01/03/1974 from Allen Murphy, joined by his wife, Josephine Murphy and filed of record in Book 4779, page 308, Register's Office for Davidson County, Tennessee.

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 4200 West End Avenue #301, Nashville, TN 37205

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 **25th** day of **November, 2013**

Leonard Nathanson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Leonard Nathanson**, 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 **25th** day of **November, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122