WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140004673 DEEDWARR
Recvd: 01/22/14 09:41 2 pgs
Fees:13.00 Taxes:295.99
20140122-0005798

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,997.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2014.

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
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya Holt	New Owner	136-03-0A-018.00 CO
(NAME)	(NAME)	
4000 Anderson Road 18		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, Steve McCharen and wife, Elizabeth Delline McCharen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanya Holt, an unmarried woman, 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:

(2) M.

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

BEING Townhouse No. 18, Building No. 3 in a Horizontal Property Regime as shown on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Steve McCharen and wife, Elizabeth Delline McCharen, by deed of record in Book 11105, Page 632, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Plat of Priest Lake Park Condominium Townhouses, Phase I of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee. Subject to Master Deed and By-Laws of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939 and Book 5189, Page 671; Amended By-Laws of record in Book 5083, Page 417, as further amended and restated in Book 8115, Page 838, Book 9089, Page 765 and Instrument Number 20050817-0097909; and Amended Rules & Regulations of record in Book 7679, Page 173, as further amended and restated in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument Number 20011025-0116633, Instrument Number 20050621-0071262, Instrument Number 20060228-0022872 and Instrument Number 20060228-0022873; HOA Charter in Book 4944, Page 115; and all matters shown on plat of record in Book 4460, Page 88, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road 18, Nashville, TN 37217

(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.

Witness our hands this 17th day of January, 2014.

Steve McCharen

Elizabeth Delline McCharen

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 Steve McCharen and Elizabeth Delline McCharen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of January, 2014.

Commission expires:

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public

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