WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2014 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

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
Trevor H Terndrup	New Owner	082130B00400CO
(NAME) 902 Ireland Street	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, Michelle L. Sabo, single woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Trevor H Terndrup, 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, Being Unit No. 4, on the plan of Ireland 28 Condominiums, according to the Master Deed of record in Instrument No. 20040416-0043331 as amended in Instrument No. 20040429-0048695, in the Register's Office of Davidson County, Tennessee and more particularly described in Exhibit A of the Master Deed, in Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michelle Sabo, an unmarried woman by deed dated 03/29/2007 from Glenda Kirsty Kirby, an unmarried woman and filed of record in Instrument # 20070405-0040744, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Michelle L. Sabo, single woman by deed dated 02/20/2013 from Michelle Sabo, an unmarried woman and filed of record in Instrument # 20130226-0019194, 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 902 Ireland Street, Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20140014731 DEEDWARR
Recvd: 03/04/14 12:48 2 pgs
Fees:13.00 Taxes:795.50
20140304-0018090

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 26th day of February, 2014

X Michelle L. Sabo
Michelle L. Sabo

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Davidson~~ Hillsborough

Personally appeared before me, the undersigned authority, Michelle L. Sabo, 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 26th day of February, 2014

X
Notary Public

My commission expires: July 17, 2015

KATHRYN E. IMPAGLIAZZO
MY COMMISSION # EE 112629
EXPIRES: July 17, 2015
Bonded Thru Notary Public Underwriters

Return to:
Foundation Title and Escrow, LLC.
2572 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122