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BILL GARRETT, Davidson County
Trans:T20140017641 DEEDWARR
Recvd: 03/17/14 09:56 3 pgs
Fees:18.00 Taxes:728.90
20140317-0021752

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $197,000.00. Cheryl Louise Hiers Affiant Subscribed and sworn to before me, this 14th day of March, 2014. Notary Public My Commission Expires: 6.21.16

Address New Owner As Follows: Cheryl Louise Hiers 2815 Blair Blvd. Nashville, TN 37212	Send Tax Bills To: Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Cr. Birmingham, AL 35244	Map-Parcel No.: 082-09-01-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa Purcell, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cheryl Louise Hiers, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of the Corner Grocery Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Corner Grocery Condominiums, of record in Instrument No. 20050131-0011267, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Corner Grocery Condominiums, of record as shown on Exhibit "B" to the Master Deed in Instrument No. 20050131-0011267, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lisa M. Davis, unmarried, by deed from Leslie S. Adams Chiles and Henry Chiles, wife and husband, of record in Instrument No. 20070222-0022114, Register's Office for Davidson County, Tennessee. The said Lisa M. Davis has since married and is now known as Lisa Purcell.

Jack Purcell joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Lisa Purcell.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and Bylaws establishing a Horizontal Property Regime of Corner Grocery Condos Condominiums, of record in Instrument No. 20050131-0011267, Register's Office for said County.

3. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1400 4th Avenue North, Nashville, TN 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is 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 further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of March, 2014.

Lisa Purcell

Jack Purcell, by Lisa Purcell, his Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20140317002175 1, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Purcell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Lisa Purcell, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Jack Purcell, and who acknowledged that she executed the same as the free act and deed of the said Jack Purcell.

WITNESS my hand, at office, this 14th day of March, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016