Bk29

BILL GARRETT, Davidson County
Trans:T20140021868 DEEDWARR
Recvd: 04/01/14 14:54 2 pgs
Fees:13.00 Taxes:284.90

20140401-0026997

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 19126
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2014.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Michael J. Street	Send Tax Bills To: Same as Grantee
(Name) 3716 Colonial Heritage Drive	(Name)
(Street Address or Route Number) Nashville, TN 37217	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 136030C08500CO

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, Joseph C. Street, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Street, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 35 of Lot No. 18 of Heritage Village of Priest Lake Park, Section Two, of record in Book 5200, page 106, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph C. Street by deed from Suzanne E. Street, unmarried, filed of record in Instrument No. 20080319-0027692, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2014 taxes, assumed by the Grantee; Master Deed and By-Laws in Book 5097, page 855; Book 5192, page 243; Book 5292, page 747; Book 5292, page 749; Book 5459, page 679 and Instrument No. 20140314-0021490; Restrictive Covenants filed in Book 5562, page 833; Plat of record in Book 5200, page 106 and all other zoning regulations, restrictions and easements of record.

The above described property was never used as a residence by the Grantor. This is improved property known as 3716 Colonial Heritage Drive, Nashville, TN 37217.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 31st day of March, 2014.

Seller

Joseph C. Street

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Joseph C. Street, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2014.

My commission expires 11/ 5/2014

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov 5, 2014