BILL GARRETT, Davidson County
Trans:T20140037360 DEEDWARR
Recvd: 05/29/14 09:41 2 pgs
Fees:13.00 Taxes:704.85
20140529-0046045

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This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1091**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/23/2014,** by and between **Thomas R. Still, Individually and as Trustee and Lynne A. Still, Individually and Trustee for the Still Family Trust U/A/D December 27, 2004** parties of the first part, and **Christopher A. Anthony and Courtney Bricker-Anthony, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Unit No. 42 of Phase I, Coronada Town Home Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Thomas R. Still and Lynne A. Still, and Trustees of the Still Family Trust and U/A/D/ December 27, 2004 by deed from John Baker Jarratt, unmarried dated September 26, 2012 of record in Instrument No. 20120928-0088341, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **142 08 0A 042.00**
☒ Improved **139 Holly Street, Nashville, TN 37221**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Thomas R. Still, Individually

Lynne A. Still, Individually

Thomas R. Still, as Trustee

Lynne A. Still, as Trustee

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Thomas R. Still and Lynne A. Still, and Trustees of the Still Family Trust and U/A/D/ December 27, 2004 to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 23rd day of May, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Christopher A. Anthony and Courtney Bricker Anthony**

and Address: **139 Holly Street, Nashville, TN 37221**

Mail tax bills to, Pacific Union Financial LLC d/b/A Clear Vision Funding
3 Macarthur Place Ste 500
Santa Ana, CA 92707

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$190,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 23rd day of May, 2014..

Notary Public

My Commission Expires: 5/8/17

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN