**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, TN 37215**

**CRT File No. 14040597**

Davidson County DEEDWARR
Recvd: 06/20/14 09:59 3 pgs
Fees:18.00 Taxes:2127.50
20140620-0053984

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ Williamson )

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Tanner J Van Dell by Jess Jeffers
Affiant His Attorney-in-Fact

Subscribed and sworn to before me, this 19th day of June, 2014.

Notary Public
My Commission Expires: January 11, 2016

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC SHERI ENGEL

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Tanner J. Van Dell<br>1207 Grandview Drive<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117160C00200CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet R. Garner** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tanner J. Van Dell**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, GRANDVIEW CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20040310-0027438, as amended at Instrument No. 20050310-0026849, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Janet R. Garner by Warranty Deed from Cochran Enterprises & Development, LLC, a Delaware limited liability company, recorded on the 30th day of November, 2004 in Instrument No. 20041130-0142560, as corrected at Instrument No. 20050310-0026850 and 20050318-0029937, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GRANDVIEW CONDOMINIUMS of record in Instrument No. 20040310-0027438 , as amended by instrument(s) of record in Instrument No. 20050310-0026849; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 1207 Grandview Drive Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 19 day of June, 2014.

Janet R. Garner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet R. Garner, 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 19 day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County