BILL GARRETT, Davidson County
Trans:T20140045778 DEEDWARR
Recvd: 06/27/14 09:44 2 pgs
Fees:13.00 Taxes:374.07

20140627-0056352

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,100.00

Loretta Ellison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karl A. Frisch	Karl A. Frisch	091 12A 120 00CO
(NAME)	(NAME)	129 15A 130 00 CO
21 Vaughns Gap Rd., G117	21 Vaughns Gap Rd., G117	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Loretta N. Ellison, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl Austin Frisch, as to a one-half interest, and Karl Michael Frish, as to a one-half interest, as tenants in common, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 120, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Book 7091, Page 302, and amended in Instrument No. 20071025-0126213 and 20080424-0042111, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Loretta N. Ellison, an unmarried person, by Warranty Deed dated December 10, 1987, from United Residuals, Limited, a Tennessee Limited Partnership, of record in Book 7483, Page 868, Register's Office for Davidson County;, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT OF BELLE MEADE HIGHLANDS CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED OF RECORD IN BOOK 7091, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ALL PROVISIONS, TERMS , CONDITIONS AND OBLIGATIONS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 7091, PAGE 302 AND AMENDED IN INSTRUMENT NO. 20071025-0126213 AND INSTRUMENT NO. 20080424-0042111, SAID REGISTER'S OFFICE; SUBJECT TO CHARTER OF BELLE MEADE HIGHLANDS CONDOMINIUM ASSOCIATION OF RECORD IN BOOK 7102, PAGE 223, SAID REGISTER'S OFFICE; SUBJECT TO TEMPORARY EASEMENT AGREEMENT IN FAVOR OF BILL BRUCE FOR TREATMENT OF EROSION OF RECORD IN BOOK 1100, PAGE 273, SAID REGISTER'S OFFICE; SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND OR STROM DRAINAGE IN FAVOR OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 4816, PAGE 427 AND AMENDED IN BOOK 4881, PAGE 710, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 21 Vaughns Gap Rd., # 120, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26th day of June, 2014.

Loretta N. Ellison

Loretta N. Ellison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of June, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Loretta N. Ellison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Deanie L. Gregory
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115