WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048023 DEEDWARR
Recvd: 07/07/14 10:00 2 pgs
Fees:13.00 Taxes:1139.60
20140707-0059285



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Julia Westland	New Owner	082090C00100co
(NAME)	(NAME)	
1211-B 5th Ave		
(ADDRESS)	(ADDRESS)	
Nashville 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eight Thousand And No/100 Dollars ($308,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bryan C, Motycka, a single personBryan C. Motycka, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julia Westland**, 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:

Land in Davidson County, Tennessee, being Unit 1211-B on the Plan of Germantown Court Condominiums of record in Instrument No. 20031006-0147481, Exhibit "A", Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bryan C. Motycka, a single person by Warranty Deed dated September 29, 2006 from William T. Odle-Kemp and wife, Marlene K. Odle-Kemp and filed of record in Instrument No. 20061011-0126312, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1211-B 5th Ave, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are 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 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 Grantees, 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 our hands this 20th day of June, 2014.

Bryan C. Motycka

Bryan C, Motycka

STATE OF

OF Davidson

I, Susan Heinrich , a Notary Public for the of and State of , do hereby certify that Bryan C, Motycka, a single person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of June, 2014.

Notary Public

My Commission Expires: 8/29/2014

(SEAL)

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L. HEINRICH