WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060106 DEEDWARR
Recvd: 08/15/14 09:37 2 pgs
Fees:13.00 Taxes:617.90
20140815-0073827

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 4-3-15
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla Eshenroder	Renasant Bank	93-13A-304-CO
(NAME)	(NAME)	
11 Music Square East Apartment 304	2001 Park Place North Ste 650	
(ADDRESS)		
Nashville, TN 37203	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Vincent P. Corrao and wife, Diane M. Corrao, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kayla Eshenroder, an unmarried woman, 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 No. 304 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, together with the 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 for the Plat of Spence Manor 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 Vincent P. Corrao and wife, Diane M. Corrao, by deed of record in Instrument Number 20080206-0012544, Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Spence Manor Condominiums of record in Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 6794, Page 219, Book 8546, Page 996, Book 9556, Page 61 and Book 9736, Page 58, Register's Office for Davidson County, Tennessee. Charter Spence Manor Condominium Association of record in Book 6790, Page 237, Instrument No. 20011106-0121962 and Instrument No. 20020710-0083218, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 11 Music Square East Apartment 304, Nashville, TN 37203

(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 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, 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 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 8th day of August, 2014.

x Vincent P Corrao by Steve Corrao Attorney in Fact
Vincent P. Corrao by Steve Corrao, Attorney-in-Fact

x Diane M Corrao by Steve Corrao Attorney in Fact
Diane M. Corrao by Steve Corrao, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of August 2014 before me personally appeared Steve Corrao, the person who executed the foregoing instrument on behalf of Vincent P. Corrao and Diane M. Corrao, and acknowledged that he executed the same as the free act and deed of the said Vincent P. Corrao and Diane M. Corrao, through Power of Attorneys granted 08/07/14 by the said Vincent P. Corrao and Diane M. Corrao.

Witness my hand and official seal at Franklin, Tennessee this 8th day of August 2014.

Commission expires:

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public