BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064296 DEEDWARR
Recvd: 08/29/14 10:06 2 pgs
Fees:13.00 Taxes:518.00
20140829-0079064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN C. SOMERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Marvin	New Owner	
(NAME)	(NAME)	129-14-A-133
6666 Brookmont Terrace, Unit 1205		
(ADDRESS)	(ADDRESS)	
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID REID SHEARIN, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES L. MARVIN, UNMARRIED,** 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. 1205, Wessex Tower Condominium created under Title 64 Section 2701 et seq as amended T.C.A and as established by Master Deed as of record in Book 5414, page 634 and as amended together with undivided percentage interest common elements appurtenant to said Unit as set forth in Exhibit "a-1" of said Master Deed and shown on Plan of record in Book 5200, page 142, said Register's Office, all to which reference is made for a complete description and identification of said Unit.

Being the same property conveyed to David Shearin aka David R. Shearin and David Reid Shearin, unmarried by deed from Mary Lamoureux, married of record in Instrument No. 20060822-0103361, said Register's Office.

This was never the marital residence for the said Grantor.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 5200, Page 142, said Register's Office; and (c) master deed and bylaws of record in Book 5414, page 634, Book 6478, page 742, Book 5599, page 39, Book 5792, page 982, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, Instrument No. 20080624-0065008 and Instrument No. 20011127-0129399, said Register's Office; (d) charter of record in Book 5412, page 451, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6666 Brookmont Terrace 1205, 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 28TH day of August, 2014.

David Reid Shearin

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Reid Shearin, a married person, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of August, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015