WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069495 DEEDWARR
Recvd: 09/17/14 10:19 2 pgs
Fees:13.00 Taxes:1526.25
20140917-0085188

B-BR-14-612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joyce Shulman	new owner	
(NAME)	(NAME)	**116-04-0B-001.00**
612 Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JANE HARRISON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOYCE SHULMAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. A1, as shown on the Plan of Estes Square Condominiums, a condominium development of record in Plat Book 6250, Page 313, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jane Harrison by deed from Orval Harrision and Lena Harrison of record in Instrument No. 20040511-0054125 Register's Office for Davidson County, Tennessee, dated July 3, 2003 and recorded on May 11, 2004. (Value of consideration shown in aforementioned deed $0.)

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 313, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Estes Square of record in Book 6623, Page 559, as amended in Book 6814, page 224 and Instrument No. 201112270101009, Register's Office for Davidson County, Tennessee.
- By-Laws of Estes Square attached as Exhibit "A" to the aforementioned Master Deed of record in Book 6623, at page 565, and in Book 6991, page 141 and Book 7420, page 430, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Site Plan attached as Exhibit "B" to the Amendment to the Master Deed of Estes Square Condominiums, of record in Book 6814, page 224, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to Estes Square Homeowners Association of record in Book 7039, page 262, Register's Office for Davidson County, Tennessee.
- Articles of Amendment to the Charter of Estes Square Homeowners Association of record in Book 8213, page 975, Register's Office for Davidson County, Tennessee.
- Restrictions for Estes Square Subdivision of record in Book 6623, Page 555, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 Estes Road , Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 15th DAY OF SEPTEMBER, 2014.

Jane Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE HARRISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212