BILL GARRETT, Davidson County
Trans:T20140070588 DEEDWARR
Recvd: 09/22/14 09:28 2 pgs
Fees:13.00 Taxes:1901.80
20140922-0086522

Prepared by:
Tish Baldwin, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $514,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2014.

Notary Public
My commission expires: 3/26/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kathy Morante<br>1208 Clayton Ave<br>Nashville, TN 37212 | New Owner | 117080F00100CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristin Massey** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kathy Morante,** unmarried hereinafter called the Grantee, their successors 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. 1 as shown on Exhibit A-1 to that Master Deed establishing a Horizontal Property Regime for 1208-1210 Clayton Avenue Condominium of record in Instrument No. 200507120080544, Register's Office of said County, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Kristin Massey by deed from Hope Hall, joined by spouse, William Gilmore Cloud, dated 102/0/05 of recorded in Instrument No. 200512200152569, Register's Office of Davidson County, Tennessee,

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as: 1208 Clayton Ave. Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of September, 2014.

**Kristin Massey**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kristin Massey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 18th day of September, 2014.

Notary Public

My Commission expires: 3-30-15

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE