~~BOX 10-A~~

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140080647 DEEDWARR
Recvd: 10/27/14 10:44 3 pgs
Fees:18.00 Taxes:888.00
20141027-0098698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GERALD G. PATTERSON 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
Alvin Mazur	New Owner	
(NAME)	(NAME)	129-11-0-A-008.00 CO
103 Emma Neuhoff Ct.		
(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, **AMY D. WELLS, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALVIN MAZUR AND PEGGY MAZUR, HUSBAND AND WIFE,** 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:

See Attached Exhibit "A"

This conveyance is subject to (a) 2014 real property taxes; (b) master deed of record in Instrument No. 20101228-0102374, said Register's Office; and (c) restrictive covenants of record in Book 6237, Page 665, said Register's Office; (d) bylaws of record in Book 6042, Page 650, amended in Book 6519, Page 187 and bylaws recorded at Instrument No. 20140219-0014189, said Register's Office; (e) easement for Sanitary Sewers/Storm Drainage, recorded in Book 4191, Page 157, said Register's Office; (f) deeds of conveyance of water and Sewer Mains, recorded in Book 7893, Page 451 and Book 6314, Pages 16 and 21, said Register's Office; (g) storm water detention agreement, recorded in Book 6824, Page 870; (h) ground lease recorded in Book 6208, Page 137, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 103 Emma Neuhoff Ct., 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 24 day of October, 2014.

Amy D. Wells

Amy D. Wells

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 Amy D. Wells, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of October, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

John Gregory Hardeman

Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 103, PHASE 1-B, THE CLOISTER AT ST. HENRY CONDOMINIUM, as shown on Exhibit "B" in Instrument No. 20101228-0102374, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey J. Wells and wife, Gloria D. Wells Warranty Deed from The Estate of Mildred Marie Rist and Ray C. Rist, Jr. as recorded on the 5th day of September, 2001 in Instrument No. 20010905-0096392 and Warranty Deed from St. Henry's Property Development, Inc. to Jeffrey J. Wells and wife, Gloria D. Wells as recorded on the 9th day of February, 2011 in Instrument No. 20110209-0011403, in the Register's Office of Davidson County, Tennessee. Gloria D. Wells has since died, vesting title solely in Jeffrey J. Wells as sole surviving Tenant by the Entirety. Jeffrey J. Wells has since died testate. Amy D. Wells is the devisee under the Will of Jeffrey J. Wells probated under Docket No. 14P698, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Further being referenced by an Order as recorded on the 2nd day of July, 2014 in Instrument No. 20140702-0058047, said Register's Office. This was never the marital residence for the Grantor.

The vesting of the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall merge the Leasehold Interest and the fee simple interest once the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.