WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086442 DEEDWARR
Recvd: 11/17/14 12:00 2 pgs
Fees:13.00 Taxes:1406.00
20141117-0105830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Rachel Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2014.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2018

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

BOX 10-A

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 NUMBER
John McShane	SAME	Map 93-61-J
(NAME) 35 South Lake Road	(NAME)	Parcel 59 CO
(ADDRESS) Lincoln, IL 62656	(ADDRESS)	
(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, I, **MARIETTE L. DAWSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MCSHANE AND DIANE MCSHANE, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1312 of the Viridian Condominiums, a horizontal property regime, pursuant to Master Deed of record in Instrument No. 20061004-0122833, as amended in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mariette L. Dawson, unmarried, by deed from Urban Consulting, Inc., of record in Instrument No. 20120530-0046487, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) Master Deed and Bylaws of record in Instrument No. 20061004-0122833, as amended in Instrument No. 20061004-0122834, Instrument No. 20061004-0122837, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 415 Church Street Unit 1312, Nashville, Tennessee 37219

(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 my hand this 14th day of November, 2014.

Mariette L. Dawson

Mariette L. Dawson

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 Mariette L. Dawson, 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 14th day of November, 2014.

Commission expires:

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

Notary Public