WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/14 15:22 2 pgs
Fees:13.00 Taxes:952.75
20141218-0116088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$257,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/6/15
(AFFIX SEAL)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carole Lynne Brantley	**Regions Bank d/b/a Regions Mortgage**	**Map117-3-H**
(NAME)	(NAME)	
2600 Hillsboro Pike Unit 124	**2050 Parkway Office Circle**	**Parcel 124.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Birmingham, AL 35244**	
(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, **CHARLES R. CELANIA, TRUSTEE OF THE CHARLES R. CELANIA LIVING TRUST, DATED DECEMBER 18, 2001, AS AMENDED BY THAT FIRST AMENDED AND RESTATED CHARLES R. CELANIA LIVING TRUST, DATED AUGUST 5, 2011 AND CHRISTINE A. CRAFT, TRUSTEE OF THE CHRISTINE ANN CRAFT LIVING TRUST, DATED DECEMBER 18, 2001, AS AMENDED BY THAT FIRST AMENDED AND RESTATED CHRISTINE ANN CRAFT LIVING TRUST, DATED AUGUST 5, 2011,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLE LYNNE BRANTLEY, a single woman,** 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. 124, of the Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, creat4ed under Title 66, Section 27-101, et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed of the Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Charles R. Celania, Trustee of the Charles R. Celania Living Trust, dated December 18, 2001, as amended by that First Amended and Restated Charles R. Celania Living Trust, dated August 5, 2011 and Christine A. Craft, Trustee of the Christine Ann Craft Living Trust, dated December 18, 2001, as amended by that First Amended and Restated Christine Ann Craft Living Trust, dated August 5, 2011,as tenants in common and not with rights of survivorship, by Quitclaim Deed from Christine A. Craft and Charles R. Celania, husband and wife, filed for record on September 8, 2011 as Instrument No. 20110908-0069811, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid, prorated and assumed by the grantee(s); (b) Master Deed and By-Laws contained in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office; and (c) Charter of record in Instrument No. 20050926-0115605, re-recorded in Instrument No. 20050928-0116816, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2600 Hillsboro Pike Unit 124, Nashville, TN 37212**

(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 our hands this 6 **day of December, 2014.**

Charles R. Celania, Trustee

Christine A. Craft, Trustee

ACKNOWLEDGMENT

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Charles R. Celania.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement dated December 18, 2001, as amended by that First Amended and Restated Charles R. Celania Living Trust, dated August 5, 2011, for the benefit of Charles R. Celania, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal this 6th day of December, 2014.

Commission expires: 1/28/15

Notary Public

Derek Hicks II
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Jan. 28, 2015

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Christine A. Craft.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee under that certain Trust Agreement dated December 18, 2001, as amended by that First Amended and Restated Christine Ann Craft Living Trust, dated August 5, 2011, for the benefit of Christine A. Craft and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal this 6th day of December, 2014.

Commission expires: 1/28/15

Notary Public

Derek Hicks II
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Jan. 28, 2015

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY