BILL GARRETT, Davidson County
Trans:T20140096674 DEEDWARR
Recvd: 12/29/14 09:17 2 pgs
Fees:13.00 Taxes:952.75
20141229-0118187

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BOX 50-B
PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

W & I Ref: (DM) Title No.: 57087
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Brunner 2061 Stokes Lane Nashville, TN 37215	Owner

TAX MAP PARCEL NUMBERS: 117070M02500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Camiron L. Pfennig, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Brunner** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit Number 2061 together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the said Master Deed and being located upon Lot Number 2 on the Plan of the Resubdivision of Women's Club of Nashville of record in Book 6200, page 383, said Register's Office.

Being the same property conveyed to Camiron L. Pfennig by Warranty Deed from Christian L. Webb and husband, Brett Williams, dated June 18, 2008 and recorded on June 23, 2008 of record in Instrument No. 20080623-0064524, corrected by Scrivener's Affidavit in Instrument No. 20111004-0076770, Register's Office for Davidson County, Tennessee.

David Bryan Bass, spouse of Camiron L. Pfenning, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "C" of record in Instrument No. 20021121-0145225, said Register's Office, a minimum setback line and easement to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20021121-0145225, Instrument No. 20030328-0041138, Book 9619, page 112, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 2061 Stokes Lane, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of December, 2014.

Camiron L. Pfennig

David Bryan Bass

State of Tennessee

County of Davidson

On this 23rd day of December, 2014, before me the undersigned authority, personally appeared Camiron L. Pfennig and David Bryan Bass, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $257,500.00.

Affiant

Sworn and subscribed before me this 23rd day of December, 2014.

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

Notary

My Commission Expires: 1-4-16