Davidson County	DEEDWARR
Recvd: 02/18/15 13:52	2 pgs
Fees:13.00 Taxes:947.20	
20150218-0014100	

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$256,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF FEBRUARY, 2015.

~~Notary~~ Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Hamilton Reese Deblois	New Owner	
(NAME)	(NAME)	**093-05-2B-86 CO**
700 Church Street, Unit 1206		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MICHELLE A. MEERE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAMILTON REESE DEBLOIS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *unmarried

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 1206 of the Horizontal Property Regime of Bennie Dillon Condominium, pursuant to Master Deed of record as Instrument Number 20051215-0150617, as amended in Instrument Number 20060801-0093636, Instrument Number 20110513-0036910 and Instrument Number 20120927-0087986 and Instrument Number 20121217-0116226, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Michelle A. Meere by Warranty Deed from Benjamin Bahil and wife, Denise M. Nicol Bahil, recorded on the 11th day of June, 2012 in Instrument No. 20120611-0050605, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) Master Deed establishing BENNIE DILLON, A CONDOMINIUM of record in Instrument No. 20051215-0150617, as amended by instrument(s) of record in Instrument Nos. 20060801-0093636, 20110513-0036910, 20110725-0056667, 20120927-0087986 and 20121217-0116226, said Register's Office; and (c) restrictive covenants of record in Book 9208, Page 613, said Register's Office; (d) Easement granted to Comcast of Nashville I, LLC by instrument recorded in Instrument No. 20130726-0077473, said Register's Office; (e) Attorney's Certificate recorded at Instrument No. 20051215-0150619, said Register's Office; (f) Window Sills Overhang as set out in Book 1380, Page 174, said Register's Office; (g) Memorandum of Lease recorded in Book 11011, Page 123, assigned in Book 11011, Page 128, Assignment and Assumption recorded in Book 11477, Page 85 and Instrument No. 20050420-0044175 (as to Parking Garage)., said Register's Office.

unimproved
This is improved X property, known as 700 Church Street, Unit 1206, Nashville, TN 37203
(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 13th day of February, 2015.

MICHELLE A. MEERE

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 Michelle A. Meere, 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 13th day of February, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018