Davidson County	DEEDWARR
Recvd: 02/25/15 13:28	2 pgs
Fees:13.00 Taxes:1054.50	
20150225-0016213	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/13/18
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jane Coleman Harbison	Fifth Third Mortgage Company, ISAOA	092130D00100CO
(NAME)	(NAME)	
3312 Elkins Ave #A	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Julie Marler**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jane Coleman Harbison**, unmarried, 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. A of 3312 Elkins Avenue Condominium created under Title 66, Sections 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20061004-0122960, 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 Exhibit C of said Master Deed. Reference is hereby made the plat of 3312 Elkins Avenue Condominium, of record as Instrument No. 20061004-0122960, said Register's Office, for a more complete identification and description of such Unit.
Being part of the same property conveyed to Julia Marler by Warranty deed from Lisa Friedland, a single person and Susan Henderson, a single person, dated October 16, 2006 recorded October 18, 2006 in Instrument No. 20061018-0129515, Register's Office for Davidson County, Tennessee.

Kurtis Taylor joins in the conveyance to convey his said marital interest in the property.

File Number: GRN-150074

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3312 Elkins Ave #A, Nashville, TN 37209

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, has 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 3rd day of February, 2015.

Julie Marler

Kurtis Taylor

STATE OF Tennessee

County OF Davidson Cnd

I, ~~Susan Holmich~~ Christy W. Ivey, a Notary Public for the County of ~~Williamson~~ Davidson Cnd and State of Tennessee, do hereby certify that Julie Marler and Kurtis Taylor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of February, 2015.

Notary Public

My Commission Expires: ~~September 10, 2018~~ 1-8-19 Cnd

(SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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