WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013858 DEEDWARR
Recvd: 02/25/15 14:49 2 pgs
Fees:13.00 Taxes:880.60
20150225-0016279

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 1/20/2019

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katelyn M. Blank	Same as New	092160C410.00
(NAME)	(NAME)	
807 18th Avenue South, Unit 410	Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert G. Nemer and Martha L. Nemer, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Katelyn M. Blank, 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 410, Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, , as amended in Instrument No. 20041216-0149823 and 20050504-0050222, Re-recorded in Instrument No. 20060109-0003220, amended in Instrument No's 20051123-0142078, 20070509-0055940 and 20080314-0026174 and further described on Plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit. Parking space #27 is included as an appurtenance to this unit in the third amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Robert G. Nemer and Martha L. Nemer, husband and wife by deed dated May 9, 2011 from George H. Lien and Lynn Lien of record in Instrument No. 20110513-0036998, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 807 18th Avenue South, Unit 410, 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/our hands this 13th day of February, 2015.

Robert G. Nemer

Martha L. Nemer

State of Tennessee
County of Davidson

Personally appeared before me, Robert G. Nemer and Martha L. Nemer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Blank

