BILL GARRETT, Davidson County
Trans:T20150014446 DEEDWARR
Recvd: 02/27/15 11:22 2 pgs
Fees:13.00 Taxes:543.90
20150227-0017037

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2015.

NOTARY PUBLIC

My commission expires: 3/27/18

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Burrow 914 1st Ave. North Nashville, TN 37201	New Owner 1700 Hayes St #202 Nashville TN 37203	082-14-0A 045.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Seven Thousand and 00/100 Dollars ($147,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANN CAROL BAUD, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TIMOTHY BURROW**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 914 of the Riverfront Condominiums, as established by Master Deed of record in Instrument Number 20051221-0153160, as amended by First Amendment recorded in Instrument Number 20051228-0155671, and by Second Amendment recorded in Instrument Number 20060518-0058640, in the Register's Office of Davidson County, Tennessee. and Instrument # 20090109-0002382

BEING the same property conveyed to Ann Carol Baud, by Special Warranty Deed dated June 4, 2009 and recorded June 29, 2009, of record in Instrument Number 20090629-0060219, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 914 1st Avenue N, Nashville, TN 37201, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

rec & return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of February, 2015.

Ann Carol Baud

ANN CAROL BAUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ann Carol Baud, 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 seal, this the 25th day of February, 2015.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: 10/3/18

