BILL GARRETT, Davidson County
Trans:T20150015560 DEEDWARR
Recvd: 03/03/15 11:53 3 pgs
Fees:18.00 Taxes:37.00
20150303-0018436

INSTRUMENT PREPARED FOR RECORDING BY: Catherina Watry, 406 Janette Ave. Goodlettsville TN 37072
Reference Number: 00010056-0000221

WARRANTY DEED

THIS INDENTURE, made and entered into this 3 day of March, 2015, by and between Christine H. Burbage, Heir and Administrator of Richard H. Burbage Estate, not married of Winchester, Tennessee, (the "Grantor"), and James R. Watry, and spouse, Catherina A. Watry, of 406 Janette Ave., Goodlettsville, TN 37072, and , (collectively the "Grantee").

WITNESSETH: That for and in consideration of $10,000.00 and other good and valuable consideration the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee with warranty covenants the following described real estate (the "Property"), situated and being in the county of Davidson, State of Tennessee:

Unit C-108, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, 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 A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set fort in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
Being the same property conveyed to Richard H. Burbage by deed from Doris D. Amick of record in Book 10056, Page 221, Register's Office for Davidson County, Tennessee. Richard H. Burbage having since died. Christine H. Burbage is heir and executor of his estate.
This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office for Davidson County, Tennessee.
This improved property is known as 550 Harding Place, #C-108, Nashville, Tennessee 37211.

Being all or part of the same property described in the County Register's Deed Book 10056, Page 221.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments attached to the property or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the Property, that the Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for any taxes not yet due but constituting a lien which are assumed by the Grantee. The Grantor also warrants to defend the title and quiet possession of the Property against the lawful claims of all persons.

The Property is subject to the following easements:

_____

_____

_____

_____.

IN WITNESS WHEREOF the Grantor has executed this instrument this 03 day of March, 2015.

Christine H. Burbage

Christine H. Burbage, Heir and Administrator of
Richard H. Burbage Estate

Signed, Sealed and Delivered
In the Presence of:

Sign: HCHall
Name: HOWARD C. HALL

Sign: Patrice Futrell
Name: Patrice Futrell

IN WITNESS WHEREOF the Grantee has executed this instrument this _____ day of March, 2015.

James R. Watry

Catherina A. Watry

Signed, Sealed and Delivered
In the Presence of:

Sign: HCHall
Name: HOWARD C. HALL

Sign: Patrice Futrell
Name: Patrice Futrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10,000.00
Catherina A. Watry **Affiant**
Subscribed and sworn before me this the
3 **Day of** March, **20**15.
Rivera Hill, **Deputy Register**

Grantor Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Yessenia Cardenas, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Christine H. Burbage, Heir and Administrator of Richard H. Burbage Estate, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this warranty deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 03 day of March, 2015

Yessenia M Cardenas
Notary Public, State of Tennessee
County of Davidson

My commission expires: 03/08/2016

YESSENIA CARDENAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantee Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Yessenia Cardenas, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared James R. Watry, and spouse, Catherina A. Watry, of 406 Janette Ave., Goodlettsville, TN 37072, and , known to me (or proven to me on the basis of satisfactory evidence) to be the persons described in and who executed this warranty deed, and acknowledged that they executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 03 day of March, 2015

Yessenia M Cardenas
Notary Public, State of Tennessee
County of Davidson

My commission expires: 03/08/2016

YESSENIA CARDENAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Register's Fee $ _____

Mail Tax Notice to: James , 406 Janette Avenue, Goodlettsville, TN 37072

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