BILL GARRETT, Davidson County
Trans:T20150015854 DEEDWARR
Recvd: 03/04/15 10:32 2 pgs
Fees:13.00 Taxes:1184.00

20150304-0018833

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2015.

Elizabeth Maison
Notary Public

My commission expires: 2-11-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANN E. COZ	REGIONS BANK	131060D41600CO
416 CLIFTON PL	2050 PARKWAY OFFICE CIR, RCN-6, MAIL CODE:AL.BH40602B	
NASHVILLE, TN 37215	BIRMINGHAM, AL 35244	

FOR AND IN 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 ACKNOWLEDGE, WE,

GEORGE W. LILES, III and MORGAN H. LILES, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANN E. COZ, AN UNMARRIED 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit NO. 416 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, page 70, as amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Doc. No. 20010627-0068123, recorded in Doc. No. 20050708-0079325 and amended in Doc. No. 20031016-0153582, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO GEORGE W. LILES, III and MORGAN H. LILES, HUSBAND AND WIFE, BY WARRANTY DEED FROM ARLYN WERNKE AND SPOUSE, GRACE WERNKE, DATED 09/18/2014 AND RECORDED ON 09/24/2014 IN INSTRUMENT NUMBER 20140924-0088011, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 416 CLIFTON PL, NASHVILLE, TN 37215.

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 in 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 hand(s) this 3rd day of March, 2015.

GEORGE W. LILES, III

MORGAN H. LILES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GEORGE W. LILES, III and MORGAN H. LILES, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY