#9253

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150016702 DEEDWARR
Recvd: 03/09/15 10:16 2 pgs
Fees:13.00 Taxes:1239.13
20150309-0019766

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $374,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MARCH, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7338 BRANDY JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Brandy	Fifth Third Mortgage	104023H00500CO
207 Mason Avenue Apt 301	5001 Kingsley Dr.	
Nashville, TN 37203	Cincinnati, OH 45227	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SALLY B. SULFARO AND MICHAEL A. SULFARO

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

ELIZABETH L. BRANDY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 207 Mason Avenue Apt 301, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 6th day of March, 2015.

Sally B. Sulfaro
Sally B. Sulfaro BY: Josh Sulfaro, ATTORNEY-IN-FACT
by: Josh Sulfaro, attorney-in-fact

Michael A. Sulfaro
Michael A. Sulfaro BY: Josh Sulfaro, ATTORNEY-IN-FACT
by: Josh Sulfaro, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 6th day of March, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Josh Sulfaro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Michael A. Sulfaro and Sally B. Sulfaro for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Michael A. Sulfaro and Sally B. Sulfaro.

Witness my hand and official seal at Nashville, Tennessee

Notary Public

My Commission Expires

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

file # 15-7338 BRANDY JV

EXHIBIT A - LEGAL DESCRIPTION

A condominium apartment located in Davidson County, Tennessee, being Unit No. 5, Longview Place Condominium, a Horizontal Property Regime, as depicted on Exhibit D of Master Deed of record in Instrument Number 20081231-0123773, as amended in Instrument Number 20140514-0041280, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Also conveyed herewith is Allocated Storage Space Unit #5, as shown on Exhibit D to Longview Place Condominiums, Page 3 of Master Deed of record in Instrument Number 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sally B. Sulfaro and Michael B. Sulfaro*, wife and husband by Warranty Deed from William B. Staggs, Jr. and wife, Judith A. Staggs recorded on the 27th day of December, 2013 in Instrument No. 20131227-0130332, in the Register's Office of Davidson County, Tennessee.

*Michael A. Sulfaro is erroneously referred to as Michael B. Sulfaro in the previous Warranty Deed.

This instrument is being executed in behalf of Sally B. Sulfaro and Michael A. Sulfaro pursuant to a power of attorney executed by the same on the 02/13/2015, and being filed for in Instrument #20150309-0019764 and 20150309-0019765 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 82 and 83, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LONGVIEW PLACE CONDOMINIUM of record inInstrument No. 20081231-0123773 , as amended by instrument(s) of record in Instrument No. 20140514-0041280; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.