WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150021837 DEEDWARR
Recvd: 03/25/15 13:57 2 pgs
Fees: 13.00 Taxes: 666.00
20150325-0025711

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREG FARRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tammy B. Hurwitz	New Owner	103-16-0C 601.00 CO
(NAME)	(NAME)	
4225 Harding Pike, Unit 601		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, **JAMES H. DICKERSON, II, AND WIFE, COURTNEY J. MARTIN,**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMMY B HURWITZ,** 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:

Being Unit 601, WELLINGTON ARMS CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 316, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James H. Dickerson, II and wife, Courtney J. Martin by Warranty Deed from Liliana Safdie Greenberg, recorded on the 6th day of August, 2004 in Instrument No. 20040806-0095009, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the primary/marital residence of Grantor nor her spouse or any dependent.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	4225 Harding Pike, Unit 601		Nashville, TN 37205		
		(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 our hands this 16 day of March 2015.

James H. Dickerson, II, by Nannette Carter Martin
Attorney-In-Fact

Courtney J. Martin, by Nannette Carter Martin
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Nanette Carter Martin**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **James H. Dickerson, II,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of March, 2015.

Notary Public

My Commission Expires: 07/06/2015

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Nanette Carter Martin**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Courtney J. Martin,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of March, 2015.

Notary Public

My Commission Expires: 07/06/2015

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY