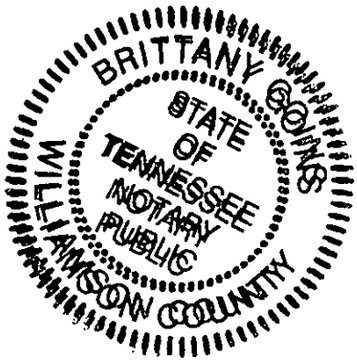
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 01777

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melanie Bresnan	new owner	83-11-C-11.00 CO
(NAME)	(NAME)	
215 South 11th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations,. the receipt of which is hereby acknowledged, I, **Amanda L. Craig, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melanie Bresnan,** 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 located in Davidson County, Tennessee, being Unit 215 of MC3, also known as Martin Corner Phase III, established pursuant to the provisions of the Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, under the Master Deed establishing MC3 of record in Instrument No. 20070628-0077498, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof and all easements, rights and interest 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 buildings thereof, said Unit depicted on Exhibit "A" to said Master Deed.

Being the same property conveyed to Amanda L. Craig, an unmarried woman by Warranty Deed, from Martin Corner, a Tennessee Gen filed for record on June 3, 2009 as Instrument No. 20090603-0051097, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 147, said Register's Office; (c) Master Deed of MC3 contained as Instrument No. 20070628-0077498 said Register's Office; and (d) Restrictions contained as Instrument No. 20041004-0118907 and re-recorded as Instrument No. 20050315-0028365, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 215 South 11th Street, Nashville, TN 37206
(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.

BILL GARRETT, Davidson County
Trans:T20150025599 DEEDWARR
Recvd: 04/07/15 11:16 2 pgs
Fees:13.00 Taxes:980.50
20150407-0030367

Witness my/our hands this 3rd day of April, 2015.

Amanda L. Craig

State of Tennessee
County of Davidson

Personally appeared before me Amanda L. Craig, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of April, 2015.

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 31115072

