BILL GARRETT, Davidson County
Trans: T20150030406 DEEDWARR
Recvd: 04/22/15 10:14 2 pgs
Fees: 13.00 Taxes: 832.50
20150422-0035879

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2015.

Notary Public

My commission expires: 5/5/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kevin Ferrin Debra Ferrin	Peoples Home Equity, Inc.	Map 093-05-2-B Parcel 015-00co
700 Church Street # 307	5205 Maryland Way Ste 100	
Nashville, TN 37203	Brentwood, TN 37027	

FOR AND IN 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,

Mary Purdy Mallen, unmarried

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

Kevin B. Ferrin and Debra L. Ferrin, husband and wife

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 No. 307 of Bennie Dillon, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same as set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon, a condominium of record as Instrument No. 20051215-0150617, as amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20110725-0056667, Instrument No. 20120927-0087986, and Instrument No. 20121217-0116226, 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; said Unit being depicted on Exhibit "C" to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed and parking space number 824 as set forth in Exhibit "F" to the amendment of Master Deed of record as Instrument No. 20060801-0093636, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Purdy Mallen, by Deed dated March 27, 2012 from Barry C. Nelson and Frederick Barry Nelson, of record in Instrument No. 20120404-0028797, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following:

1) The Plan of record as set out on Exhibit "C" to the Master Deed in Instrument No. 20051215-0150617, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Master Deed and By-Laws of Bennie Dillon Condominiums of record in Instrument No. 20051215-0150617, and as amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986, and in Instrument No. 20121217-0116226, Register's Office for Davidson County, Tennessee. 3) Charter of Bennie Dillon Condominium Association, Inc., of record in Instrument No. 20051215-0150618, said Register's Office. 4) Attorney's Certificate of Bennie Dillon Condominiums of record in Instrument No. 20051215-0150619, said Register's Office. 5) Memorandum of Lease of record in Book 11011, Page 123, and Lease Agreement of record in Book 11011, Page 128, and Assignment and Assumption of Lease Agreement of record in Book 11477, Page 85, and Instrument No. 20050420-0044175, said Register's Office. 6) Restrictive Covenants for the Capitol Mall Redevelopment Project of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795, and in Instrument No. 20050124-0008719, said Register's Office. 7) Easement Agreement of record in Instrument No. 20120607-0050013, said Register's Office. 8) Grant of Easement by and between Comcast of Nashville I, LLC, and Bennie Dillon Condominium Association, Inc., of record in Instrument No. 20130726-0077473, said Register's Office.

This is improved (__x__) Unimproved (____) property, known as **700 Church Street # 307, 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 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 my/our hand(s) this 20 day of **April, 2015.**

Mary Purdy Mallen

Mary Purdy Mallen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Purdy Mallen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of **April, 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017