WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043130 DEEDWARR
Recvd: 06/02/15 15:09 2 pgs
Fees:13.00 Taxes:684.13
20150602-0051342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Cressman, III	Charles Cressman, III	
(NAME)	(NAME)	
3210 Orleans Drive, Unit 3	1206 5th Ave N	104-6-L 3 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **JAMES ANTHONY SEARS AND RANDIANNE HALL SEARS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES H. CRESSMAN, III, UNMARRIED,** 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 3 of the Orleans Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Orleans Condominiums of record in Book 6437, page 536 and as amended in Book 6442, page 49 and Book 6460, page 96, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, of record in Book 6437, page 547, said Register's Office, together with the undivided percentage intereset in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Orleans Condominiums as set out on Exhibit "A" to the Master Deed of record in Book 6437, page 536, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to James Anthony Sears and Randianne Hall Sears, husband and wife by deed from Kurt W. Gastel and wife, Rebecca B. Gastel, of record in Instrument No. 20070516-0058699, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; and (b) Master Deed and Bylaws of record in Book 6437, page 536, Book 6437, page 547, Book 6442, page 49 and Book 6460, page 96, said Register's Office.

unimproved
This is improved x property, known as 3210 Orleans Drive, Unit 3, Nashville, TN 37212
(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 my hand this 29th day of May, 2015.

JAMES ANTHONY SEARS

RANDIANNE HALL SEARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Anthony Sears and Randianne Hall Sears, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2015.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017