BILL GARRETT, Davidson County
Trans:T20150045993 DEEDWARR
Recvd: 06/10/15 15:41 2 pgs
Fees:13.00 Taxes:795.50
20150610-0055030

Warranty Deed

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this the 8th day of June, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Austin Neel	New owner	
236 Hillsboro Place		117-03D-236.00CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREGORY T. FINLAY, AN UNMARRIED MAN AND JOE FINLAY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN NEEL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 unit in Davidson County, Tennessee, and being Unit No. 236 on the plan of Hillsboro Station Condominiums, Hillsboro Place, as shown on the plan of record at Plat Book 6250, Pages 751 through 753, inclusive and as described in the Master Deed 6740, Page 37, both of record in the Register's Office for said County and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, applicances, carpets and floor coverings, and/or other improvements therein and as contracted to be conveyed hereby and with that certain undivided interest in the General and Limited Common Elements appurtenant thereto (all hereinafter referred to as the "Property").

Being the same property conveyed to Gregory T. Finlay and Joe Finlay by Warranty Deed from Dana L. Irwin, an unmarried person, of record in Instrument No. 20060503-0050964, Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 3, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 236 Hillsboro Place, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of June, 2015.

Gregory T. Finlay

Gregory T. Finlay

Joe Finlay

Joe Finlay

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregory T. Finlay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6 day of June, 2015.

Laura Manning

Notary Public

My Commission Expires: 8/25/17

OFFICIAL SEAL
LAURA MANNING
Notary Public - State of Illinois
My Commission Expires Aug 25, 2017

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joe Finlay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6 day of June, 2015.

Laura Manning

Notary Public

My Commission Expires: 8/25/17

OFFICIAL SEAL
LAURA MANNING
Notary Public - State of Illinois
My Commission Expires Aug 25, 2017