ADDRESS NEW OWNER:
Joann S. Mesiarik
David A. Mesiarik
230 Myhr Grn
Nashville, TN 37221

SEND TAX BILL TO:
FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

MAP & PARCEL NOS.:
142070C04100CO

BILL GARRETT, Davidson County
Trans:T20150052510 DEEDWARR
Recvd: 06/30/15 12:34 2 pgs
Fees:13.00 Taxes:610.50
20150630-0063035

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jacqueline Phillips, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Joann S. Mesiarik and David A. Mesiarik, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Being Unit No. 41, of Ashley Green, as horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated, Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green, of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office, as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;**

**Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.**

**Being the same property conveyed to Jacqueline Phillips, unmarried, from Agnes H. Boyce by Warranty Deed recorded on September 7, 2012, in Instrument No. 20120907-0081257, Register's Office for Davidson County, Tennessee (showing consideration of $140,000.00).**

This is property with a common address of **230 Myhr Grn, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, property taxes for the current year having been prorated and payment of same being assumed by the Grantees.
(2) Master Deed in Book 7184, Page 44; Book 7467, Page 279; Book 7482, Page 312; and Instrument No. 20111101-0084880, said Register's Office.
(3) By-Laws in Book 7184, Page 71, said Register's Office.
(4) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Ashley Green, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto
(5) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

(6) Sewer Easement in Book 5374, Page 511, said Register's Office.
(7) Easement to State for Highway Purposes in Book 5407, Page 643, said Register's Office.
(8) Easement Appurtenant for purposes of providing sewer of record in Book 6483, Page 907, said Register's Office.
(9) Public Utilities Easement in Instrument No. 20060724-0088823, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of June, 2015.

**Jacqueline Phillips**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jacqueline Phillips, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **29th** day of **June 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1506-113

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $165,000.00.

Affiant

Subscribed and sworn before me this 29th day of June, 2015.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017