# WARRANTY DEED

File #15275

BILL GARRETT, Davidson County
Trans: T20150058380 DEEDWARR
Recvd: 07/17/15 13:19 2 pgs
Fees: 13.00 Taxes: 795.50
20150717-0070117

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 15TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017 (AFFIX SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson County

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony Garrett | SAME AS NEW OWNER | 082-13-0G-305.00-CO |
| (NAME) | (NAME) | |
| 303 Criddle Street, Apt 305 | 6136 Cockrill Bend Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37219 | Nashville, TN 37209 | |
| (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, I, **Carl Matthew Laitinen, Jr., a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Garrett, married, and Wally Kemp, unmarried, as tenants in common with right of survivorship** 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. 305, as specified on the Plat shown on the First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941,and First Amendment in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Carl Matthew Laitinen, Jr., an unmarried man by Warranty deed from Craighead Patten Properties II, a Tennessee general partnership of record in Instrument No. 20090625-0059165 Register's Office for Davidson County, Tennessee, dated June 24, 2009 and recorded on June 25, 2009.

This property was not a marital residence of the Grantor herein, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 303 Criddle Street, Apt 305, Nashville, TN 37219

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

VERSION: May 7, 2014

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 15th day of July, 2015.

Carl Matthew Laitinen, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, THE WITHIN NAMED CARL MATTHEW LAITINEN, JR., THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, (OR PROVED TO ME HER IDENTITY ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE, THIS 15th DAY OF JULY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206