BILL GARRETT, Davidson County
Trans:T20150059763 DEEDWARR
Recvd: 07/22/15 11:27 2 pgs
Fees:13.00 Taxes:888.00
20150722-0071763

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2015.

Notary Public

My commission expires: 7-2-2018

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:
Paige A. Seals	New Owner	
326 Van Buren Street		082-09-0J-326.00-CO
Nashville, TN 37208		

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, **LADONNA F. BOWERS, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAIGE A. SEALS, UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Unit No. 326 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to LaDonna F. Bowers by Quitclaim deed from Doug Himes, a single person of record in Instrument No. 20070202-0014313 Register's Office for Davidson County, Tennessee, dated November 21, 2006 and recorded on February 02, 2007.

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 326 Van Buren Street, Nashville, TN 37208.

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 17th day of July, 2015.

LaDonna F. Bowers

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 LaDonna F. Bowers, 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 17th day of July, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018