WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150059805 DEEDWARR
Recvd: 07/22/15 12:36 2 pgs
Fees: 13.00 Taxes: 1276.50
20150722-0071804

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phyllis Kay Wallen Curtis Wallen	Same As New Owner	081120B47800 CO
(NAME)	(NAME)	
1350 Rosa Parks Blvd., Unit 307		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tiffany Guess and husband, and Jarrod A. Miller,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phyllis Kay Wallen and husband, and Curtis Wallen,** 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:

Land in Davidson County, Tennessee, being Unit No. 307, Werthan Lofts IV & V Condominiums, as established under the Master Deed of record in Instrument No. 20070117-0006776, corrected in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118006036, amended in Instrument No. 20080211-0013846, corrected in Instrument No. 20090421-003627, amended in Instrument No. 20110609-0044280, corrected in Instrument No. 20150205-0011062 and amended in Instrument No. 20110713-0053571, Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more accurate legal description.

Being the same property conveyed to Jarrod A. Miller and Tiffany E. Guess by Warranty Deed from Werthan IV, LLC a Tennessee Limited Liability Company, filed for record on July 27, 2006 in the amount of $236,650.00 as Instrument No. 20090727-0070387, Register's Office Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1350 Rosa Parks Blvd., Unit 307, Nashville, TN 37208
(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/our hands this 17th day of July, 2015.

Tiffany Guess

Jarrod A. Miller

State of Tennessee
County of Williamson

Personally appeared before me Tiffany Guess and Jarrod A. Miller, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of July, 2015.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public

My Commission Expires:

File No.: 9707