THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074743** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 5th day of August, 2015. Notary Public My Commission Expires:

NATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Melissa Ann George 2006 GRAYBAR LN Nashville TN 37215-2138	Send Tax Bills To: New Owner	Map/Parcel Information: Tax Parcel ID No. 117-11-D-3.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard J. Funchion and Joyce B. Funchion, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Melissa Ann George, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 2006 as shown on the plan of Condominium Apartments, Turnberry Square, of record in Book 6686, Page 166 as amended in Book 6814, Page 165, Book 8747, Page 521, Book 9315, Page 795 and Instrument No. 20000801-0075604, Register's Office for Davidson County, Tennessee, to which exhibit to the master deed reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard J. Funchion and wife, Joyce B. Funchion by Warranty Deed from Kim Griffin, a single person, recorded on the 19th day of September, 2007 in Instrument No. 20070919-0112317, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Terms and provisions of by-Laws of Turnberry Square Condominiums recorded in Book 6686, Page 197, amended at Instrument Nos. 20000801-0075604 and 20060912-0112658.

Charter of Turnberry Square Homeowners' Association, Inc. recorded in Book 6849, Page 237.

BILL GARRETT, Davidson County
Trans:T20150066024 DEEDWARR
Recvd: 08/10/15 09:33 2 pgs
Fees:13.00 Taxes:1147.00
20150810-0079374

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TURNBERRY SQUARE Condominium of record in Book 6686, Page 166 , as amended by instrument(s) of record in Book 6814, Page 165, Book 8747, Page 521 and Book 9315, Page 795 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Storm Water Detention Agreement recorded in Book 6634, Page 506.

Designation of SHN Partnership recorded in Book 8747, Page 536.

This is improved property located at 2006 GRAYBAR LN Nashville TN 37215-2138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2015.

Richard J. Funchion

Joyce B. Funchion

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard J. Funchion and Joyce B. Funchion, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018