Davidson County	DEEDWARR
Recvd: 08/17/15 16:11	2 pgs
Fees:13.00 Taxes:418.10	
20150817-0082699	

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$113,000.00 C. Walsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14 DAY OF August, 2015. Ashlee D Page

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-10-15
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBERS

Jennie L. Hollander
1155 Nashboro Boulevard
Nashville, TN 37217

135-12-D-155.00 CO

For and in 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, we,

Tammie Simmons now known as Tammie Simmons Clark, a married woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jennie L. Hollander, unmarried woman

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 UNIT No. 155 on the Plan of FAIRWAY VILLAS, NASHBORO VILLAGE, Tract 16, as of record in Instrument No. 20030623-0086235 and rerecorded in No. 20040105-0001208 and amended in No. 20040303-0024241, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tammie Simmons, an unmarried woman by Deed from Clubhouse Trail, a Joint Venture dated September 23, 2005 of record in Instrument Number 20050927-0115847, Register's Office for Davidson County, Tennessee. Tammie Simmons has since married and is now known as Tammie Simmons Clark. Leman David Clark, Jr. joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Instrument Number 20040303-0024241, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants contained in Instrument Number 20030623-0086235, re-recorded in Instrument Number 20040105-0001208, amended and restated in Instrument Number 20040303-0024241, Register's Office for Davidson County, Tennessee
4) HOA Charter of record in Instrument Number 20051025-0128824, said Register's Office.
5) Old Master Deed of record in Book 4827, Page 14, Supplemental in Book 5469, Page 840 and in Book 7751, Page 901, said Register's Office.
6) Right-of-Way of record in Book 4460, Pages 149-151 and in Book 4860, Page 73, said Register's Office.
7) Amendment to Bylaws of record in Instrument Number 20050701-0076406, said Register's Office.
8) Design Standards for Nashboro Village Tract 16 of record in Instrument Number 20020510-0058083.
9) Stormwater Detention Agreement of record in Instrument Number 20020827-0103640, said Register's Office.
10) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1155 Nashboro Boulevard, Nashville, TN 37217**
(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 hand(s) this 14th day of August, 2015.

Tammie Simmons Clark

Tammie Simmons Clark

Leman David Clark, Jr.

Leman David Clark, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tammie Simmons Clark and husband, Leman David Clark, Jr., 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, at office, this 14th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

Certificate of Authenticity

I, Crystal Sarth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY