This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1224**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/31/2015,** by and between **Cynthia L. Tierney, an unmarried woman** parties of the first part, and **Diane M. Vohland, a single person,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 26 on the plan of Phase 1, Coronada TownHome Condominiums, of record in Book 4860, page 26, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cynthia L. Tierney, an unmarried woman by deed from Bill R. Cain, an unmarried man, dated 03/31/2006, of record in Instrument Number 20060404-0038199, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **142080A02600CO**
☒ Improved **105 Bear Track, Nashville, TN 37205**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20150075743 DEEDWARR
Recvd: 09/04/15 12:19 2 pgs
Fees:13.00 Taxes:806.60
20150904-0090460

WITNESS the signature of the party of the first part of the day and year first above written.

Cynthia L. Tierney

Cynthia L. Tierney

STATE OF Nevada

COUNTY OF Clark

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cynthia L. Tierney** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of August, 2015..

Janice Louise Lee

Notary Public

My Commission Expires: 6-16-18

County: Clark

JANICE LOUISE LEE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-16-2018
Certificate No: 02-76542-1

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Owner's Name: **Diane M. Vohland**

and Address: **105 Bear Track, Nashville, TN 37205**

Mail tax bills to

Wells Fargo Bank, N.A.
2701 Wells Fargo Way
Minneapolis, MN 55467

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $218,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristi Higgins

Affiant

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 31st day of August, 2015..

Marie Collins

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY