WARRANTY DEED

File #15167

Davidson County DEEDWARR
Recvd: 11/04/15 08:51 3 pgs
Fees:18.00 Taxes:166.50
20151104-0112233

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11.6.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcia M. Neiman	New Owner	133150A00300CO
(NAME)	(NAME)	
320 Welch Road Apt A3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Celista Hammond, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcia M. Neiman and William J. Neiman, wife and husband,** 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 A-3 of Pagoda Condominium, created Under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 6111, Page 22, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to Said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Celista Hammond, a single woman by Warranty Deed from Suzanne Flit and husband, Joseph Flit, recorded on the 5th day of December, 2005 in Instrument No. 20051205-0145448, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 8561, Page 461; Restrictions of record in Book 6111, page 22, Book 9445, page 492, Book 10458, page 936; Easements of record in Book 6548, page 125, Book 8870, page 923 and in Instrument NO. 20131209-0124879, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 320 Welch Road Apt A3, Nashville, TN 37211

(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.

Celista Hammond

Celista Hammond

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Celista Hammond, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of October, 2015.

Notary Public _____

My Commission Expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017