# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2015.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20150094741 DEEDWARR
Recvd: 11/06/15 09:30 2 pgs
Fees:13.00 Taxes:628.63

20151106-0113188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles Scurr and wife, Barbara Ibarra | Charles Scurr | 135110c01900co |
| (NAME) | (NAME) | |
| 1717 N. Bayshore Drive, # 3955 | 1717 N. Bayshore Drive, # 3955 | |
| (ADDRESS) | (ADDRESS) | |
| Miami, FL 33132 | Miami, FL 33132 | |
| (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, DEBORAH J. HAYES, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES SCURR AND WIFE, BARBARA IBARRA, 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:

PROPERTY IN DAVIDSON COUNTY, TENNESSEE, being Unit No. 19 (aka Lot 19) on the Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village, Tract 18 which plat is of record in Book 11700, Page 48 in the Register's Office for Davidson County, Tennessee, to which plan reference is here made and which plan amends the Final Plat of Tract 18 Nashboro Village, which plat is of record in Book 9700, Page 968, said Register's Office and to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Deborah J. Hayes b y Warranty Deed from Westminster Homes of Tennessee, Inc. which deed is dated March 27, 2002 and recorded as Instrument No. 20020405-0042012 in the Register's Office for Davidson County, Tennessee.

Subject to notes, easements, building setback lines and all matters set forth on the Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village, Tract 18 which plat is of record in Book 11700, Page 48 in the Register's Office for Davidson County, Tennessee, and which plan amends the Final Plat of Tract 18 Nashboro Village, which plat is of record in Book 9700, Page 968, said Register's Office; Subject to notes and all matters set forth on the Revised Nashboro Village Open Space and Recreational Areas Plat of record in Book 4860, Pages 72-76, Register's Office for Davidson County, Tennessee and Subject to Declaration of Covenants and Restrictions in Book 4827, Page 14; Book 7751, Page 907; Book 11703, Page 581, as amended in Instrument No, 20000627-0063887 and supplemented in Instrument No. 20001031-0108075, said Register's Office. Consent to Declaration of Covenants, Conditions and Restrictions (The Greens Homeowners Association) of record as Instrument No. 20010322-0027767; 20021211-0152723 and 20070118-0007533, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 137 Nashboro Greens, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 this 5th day of November, 2015.

Deborah J. Hayes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah J. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

