BILL GARRETT, Davidson County
Trans:T20150104227 DEEDWARR
Recvd: 12/10/15 08:53 2 pgs
Fees:13.00 Taxes:631.87
20151210-0124150

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

W & I Ref: (DM) Title No.: 58051
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Greenlee Marion Greenlee 3418 Golf Club Lane Nashville, TN 37215	David Greenlee Marion Greenlee 3418 Golf Club Lane Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 131010D07800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,775.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashley J. Ryan (now known as Ashley J. Ryan Larence), a one half interest and Eric L. Larence, a one half interest as tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Greenlee and Marion Greenlee, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 12 B a/k/a Unit 78 of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee. The said Ashley J. Ryan is now known as Ashley J. Ryan Larence.

Being the same property conveyed to Ashley J. Ryan, a one half interest and Eric L. Larence, a one half interest, as tenants in common by Warranty Deed from J. Brooks Fox and wife, Lora Barkenbus Fox, dated September 29, 2005, recorded on October 3, 2005, of record in Instrument No. 20051003-0118744, Register's Office for Davidson County, Tennessee. The said Ashley J. Ryan is now known as Ashley J. Ryan Larence.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan of record in Book 5200, page 4, said Register's Office to which plan reference is hereby made for a more complete description. Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040568, said Register's Office. Easement Electric Power Board of Metropolitan Government of record in Book 7873, page 859, said Register's Office. The provisions of the condominium Master Deed of record in Book 5211, page 325, Book 5616, page 133, Book 6079, page 516, and Instrument No. 201207310067332, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 5025 Hillsboro Pike, # 12 B, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4 day of December, 2015.

Ashley J. Ryan Larence **Eric L. Larence**

State of Tennessee

County of Davidson

On this 4th day of December, 2015, before me the undersigned authority, personally appeared Ashley J. Ryan Larence and Eric L. Larence, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free and deed.

CHRISTY IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $170,775.00.

Affiant

Sworn and subscribed before me this 4th day of December, 2015.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2018

Notary

My Commission Expires: