WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001750 DEEDWARR
Recvd: 01/08/16 08:49 2 pgs
Fees:13.00 Taxes:538.35

20160108-0001882

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-25-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Beaver	Same as new owner	095-02-0-A-109.00 CO
(NAME)	(NAME)	
109 Cottage Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Penelope McCullough, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Beaver and Keith Youngster,** 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 9 on the Plan of Cottage Place Condominiums, as set out on the Second Amendment to the Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record under Book 6636, Page 722, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record under Book 6520, Page 745, as amended by Amendments to Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record in Book 6569, Page 212, Book 6636, Page 722, and Book 6902, Page 829, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Penelope McCullough, an unmarried woman, by Warranty Deed from Debbie G. Sweeney, an unmarried woman, and Sherry G. Gafford, a married woman, by and through Debbie G. Sweeney Attorney in Fact, devisees under the Last Will and Testament of Virginia N. Mann, dated August 30, 2011, of record in Instrument No. 20110901-0067698, Register's Office for Davidson County, Tennessee.

conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed of record in Book 6520, page 745, amended in Book 6569, page 212; Book 6636, page 722 and Book 6902, page 829; Articles of Incorporation/ Charter of record in Book 6582, page 869; Easement for sewer of record in Book 6589, page 804 and Book 6974, page 929; Easement for water main of record in Book 722, page 268 and Book 722, page 324; Easement for right of way of record in Book 5256, page 398; Easement to Comcast of record in Instrument No. 20130517-0050099; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 109 Cottage Place, Nashville, TN 37214

(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 this 5th day of January, 2016.

Penelope McCullough

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Penelope McCullough, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of January, 2016.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

File No.: 21982