BILL GARRETT, Davidson County
Trans:T20160002227 DEEDWARRSP
Recvd: 01/11/16 09:52 4 pgs
Fees:23.00 Taxes:1746.40
20160111-0002431

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
760133 83469
Dianne Buss

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Carine D'Angelo	(NAME) Pinnacle Bank	081084C00100CO
(STREET ADDRESS OR ROUTE NUMBER) 521 Garfield Street	(STREET ADDRESS) 150 3rd Avenue South #900	
(CITY) (STATE) (ZIP) Nashville, TN 37208	(CITY) (STATE) (ZIP) Nashville, TN 37201	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344, have this day bargained and sold, and do hereby transfer and convey unto the said Carine D'Angelo, a single woman the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 20160111-0002430 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 472,000.00

Affiant Lindsey Durain

Subscribed and sworn to before me this the 8th day of January, 2016

Notary Public Mary Birthright

My commission expires: 08-20-19
(Affix Seal)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 521 Garfield Street, Nashville, TN 37208
improved (Y)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 our hand this 11 day of December, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: Denise Vieth

Printed Name: Denise Vieth

Its: Vice President

(Corporate Seal)

NATIONAL RESIDENTIAL NOMINEE SERVICES INC. CORPORATE SEAL 2007 DELAWARE

STATE OF Minnesota
COUNTY OF Hennepin

Before me, LaNessa J. Garlinski, a Notary Public of the State and County aforesaid, personally appeared Denise Vieth, Vice Pres., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Vice President of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that she as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and official seal, at office in _____, this 11 day of December, 2015.

_____ (This area for official notarial seal)
Notary Public
My Commission Expires: Jan. 31, 2019

LANESSA J. GARLINSKI
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2019

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 1, together with the appurtenant interest in the common elements of Historical Row at Garfield, a horizontal property regime established by the Master Deed of record in Instrument No. 20131101-0113550, as amended in Instrument No. 20140717-0063477, and as further amended in Instrument No. 20140911-0083398, Register's Office for Davidson County, said Unit being depicted on the condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the portion of the same property conveyed to George E. Butler and William B. Butler by Quitclaim deed from Salem Garden, LLC of record in Instrument No. 20130314-0025493 Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on March 14, 2013.

Being the same property conveyed to Julie L. Cleavinger and husband, Arthur R. Cleavinger by Warranty deed from George Butler and William Butler of record in Instrument No. 20141105-0102195 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 05, 2014.

Being the same property conveyed to Julie L. Cleavinger, unmarried by Quitclaim deed from Arthur R. Cleavinger, unmarried of record in Instrument No. 20150311-0020857 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 11, 2015.