P15-7184-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF January 2016 Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160002333 DEEDWARR
Recvd: 01/11/16 11:00 2 pgs
Fees:13.00 Taxes:1036.00
20160111-0002558

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicolas J. Delplace		
4040 Woodlawn Drive #23	New Owner	103-16-0H-011.00-CO
Nashville, TN 37205-1904		
(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, WE, **Julian C. Nall Sallie Long-Frazer, Co-Trustees of the Julian C. Nall Living Trust U/A September 6, 2007**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicolas J. Delplace, an unmarried man, and Mariana Pagan, an unmarried woman**

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 23 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 10018, Page 140, as amended in Book 10058, Page 623, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interests in the general and limited common elements of the Condominium.

Being a portion of the same property conveyed to Christine P. Nall, Trustee of the Christine P. Nall Living Trust dated January 19, 1999 by Quitclaim deed from Christine Poole Nall, married of record in Book 11583, page 685 Register's Office for Davidson County , Tennessee, dated July 19, 1999 and recorded on July 22, 1999.

Being a portion of the same property conveyed to Julian C. Nall and Sallie Long-Frazer, Co-Trustees of the Christine P. Nall Living Trust dated January 19, 1999, as amended and restated on September 06, 2007, as further amended and rested on October 26, 2010 by Quitclaim deed from Julian C. Nall and Sallie Long-Frazer accepted there appointment as Co-trustee of the Trust pursuant to that certain Appointment of Co-Trustee of Living Trust dated June 28, 2013 of record in Instrument No. 20131231-0131182 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on December 31, 2013. Since Christine P. Nall Died on June 11, 2013.

Being a portion of the same property conveyed to Julian C. Nall and Sallie Long-Frazer, Co-Trustees of the Julian C. Nall Living Trust U/A September 6, 2007 by Quitclaim deed from Julian C. Nall of record in Instrument No. 20140115-0004100 Register's Office for Davidson County, Tennessee, dated January 08, 2014 and recorded on January 15, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements;

(5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **4040 Woodlawn Drive #23, Nashville, TN 37205-1904.**

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 our hands this the 8th day of January, 2016.

Julian C. Nall Living Trust U/A September 6, 2007

Julian C. Nall, Co-Trustee

Julian C. Nall, Individually

Sallie Long-Frazer, Co-Trustee

Sallie Long-Frazer, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Julian C. Nall and Sallie Long-Frazer** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Co-Trustees** of the **Julian C. Nall Living Trust U/A September 6, 2007** the within named bargainors, and Trust, and that they as such Co-Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Julian C. Nall and Sallie Long-Frazer** as such **Co-Trustees**.

Witness my hand and seal this the 8th day of January, 2016.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Julian C. Nall,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargaino, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and seal this the 8th day of January, 2016.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Sallie Long-Frazer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and seal this the 8th day of January, 2016.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE