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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15126159**<br><br>BILL GARRETT, Davidson County<br>Trans:T20160005188 DEEDWARR<br>Recvd: 01/20/16 11:15 2 pgs<br>Fees:13.00 Taxes:647.50<br>20160120-0005695 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.<br><br>Wilson Harrell<br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of January, 2016.<br><br>Notary Public<br>My Commission Expires: |

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-11-2017

## WARRANTY DEED

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| Address New Owner:<br>Wilson Harrell<br>11 MUSIC SQUARE E #407<br>Nashville TN 37203-4371 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>093130A40700CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheryl Miller and Stacie Eshenroder as tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Wilson Harrell, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 407, together with the appurtenant interest in the common elements of Spence Manor Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being part of the same property conveyed to Cheryl Miller and Stacie Eshenroder as tenants in common by Warranty Deed from GBD, LLC and Wayne Bradley Daniel, in equal shares, as tenants in common without right of survivorship, recorded on the 16th day of November, 2015 in Instrument No. 20151116-0116134, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Charter of Spence Manor Condominium Association, Inc. recorded in Book 6790, Page 237 and Instrument Nos. 20011106-0121962 and 20020710-0083218.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SPENCE MANOR CONDOMINIUM of record in Book 6794, Page 219.

This is improved property located at 11 MUSIC SQUARE E #407 Nashville, TN 37203-4371.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 15th day of January, 2016.

Cheryl Miller, by: Stacie Eshenroder, attorney-in-fact — Stacie Eshenroder

**Cheryl Miller by Stacie Eshenroder, as Attorney-in-Fact**

**Stacie Eshenroder**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stacie Eshenroder,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Cheryl Miller,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of January, 2016.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018