BILL GARRETT, Davidson County
Trans:T20160014314 DEEDWARR
Recvd: 02/22/16 10:51 2 pgs
Fees:13.00 Taxes:748.14

20160222-0016526

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$202,200.**

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2016.

Notary Public

My commission expires: 9-11-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE & ESCROW, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, TN 37215**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Heikki Larsen** | New Owner | **103-12-0C-010.00 CO** |
| 3831 West End Ave #10 | | |
| Nashville, TN 37205 | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**CLARISSA B. PARTLOW, NOW KNOWN AS CLARISSA ARRINGTON, A MARRIED WOMAN**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO

**HEIKKI LARSEN, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 10, as shown on the plan entitled 3831 Condominiums, according to the Master Deed of record in Book 5699, Page 857, and more particularly described in Plat Book 5200, Page 302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLARISSA B. PARTLOW, AN UNMARRIED WOMAN, by deed from SUSAN NOELL REMBERT, AN UNMARRIED WOMAN, of record in Instrument No. 20101124-0094183, dated November 19, 2010, said Register's Office. Clarissa B. Partlow having since married is now known as Clarissa Arrington.

Clarissa Arrington hereby certifies, under penalty of perjury, that the property being herein conveyed has never been the primary residence of Grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3831West End Avenue, #10, Nashville, TN 37205.**

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, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, her 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/our hand(s) this 19th day of February, 2016.

C Arrington

**CLARISSA ARRINGTON**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **CLARISSA ARRINGTON,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th day of February, 2016.**

E Prophet

**Notary Public**

**My Commission Expires:** 8-20-2019

