Southland

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-KW-16-4102-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamie Robinson and Sina Iranmanesh	Bank of Nashville	
(NAME) **4102 Albert Drive**	(NAME) 2204 Lakeshore Drive, Suite 325	**132010D00200CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **COURTNEY WHITMORE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SINA IRANMANESH, UNMARRIED AND JAMIE ROBINSON, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Greerland Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20060914-0114202, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 129 an the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 & 99, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Courtney M. Dial unmarried woman by Warranty Deed from John M. Tomlinson and wife, Stancy C. Tomlinson, recorded on the 10th day of May, 2012 in Instrument No. 20120510-0040553, in the Register's Office of Davidson County, Tennessee. Courtney M. Dial, having since married is now known as Courtney Whitmore. Her spouse, Christopher Whitmore joins in this conveyance to convey any and all rights in and to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1424, Page(s) 98-99 and Exhibit "B" of Instrument No. 20060914-0114202, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060914-0114202, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws recorded in Exhibit "C" of Instrument No. 20060914-0114202.
- Charter of Greerland Townhomes Corporation recorded at Instrument No. 20060919-0115999.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4102 Albert Drive, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20160015639 DEEDWARR
Recvd: 02/25/16 13:22 2 pgs
Fees: 13.00 Taxes: 2238.50
20160225-0018118

Witness my/our hand(s) this the 19th DAY OF FEBRUARY, 2016.

Courtney Whitmore

Christopher Whitmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COURTNEY WHITMORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER WHITMORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212