WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016483 DEEDWARR
Recvd: 02/29/16 14:49 2 pgs
Fees:13.00 Taxes:1254.30
20160229-0019100

B-VRES-16-3059-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Margaret L Purcell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. 03-08-2016

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)
Margaret L. Purcell	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
3059 Woodlawn Drive	**901 Semmes Avenue**	**117-02D-025.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Richmond, VA 23224**	
(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 **IRENE F. DURHAM, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARGARET L. PURCELL, UNMARRIED,** 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:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 25 on the Plan of The Clairmont Condominiums, of record in Plat Book 6200, Page 551, Register's Office for said County, which plan and record reference thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Irene F. Durham by Warranty deed from Thomas Randall Goodman and wife, Jennifer R. Goodman of record in Book 8346, Page 716, Register's Office for Davidson County, Tennessee, dated October 19, 1990 and recorded on May 07, 1991.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Clairmont of record in Book 7096, Page 940, as amended in Book 7108, Page 98 and Book 8263, Page 703, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7096, Page 948, as amended in Book 7117, Page 70, Book 7637, Page 319, Book 8108, Page 993, Book 8251, Page 180, Instrument No. 20081210-01109056 and Instrument No. 20140314-0021310, Register's Office for Davidson County, Tennessee.
- Charter for The Clairmont Condominium HOA of record in Book 7137, Page 826, Book 7960, Page 128, Book 8168, Page 430 and Book 8172, Page 28, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 4067, Page 943, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7000, Page 153, Book 7370, Page 995, Book 7961, Page 410 and Book 8380, Page 642, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3059 Woodlawn Drive, Nashville, Tennessee 37215**.

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.

Witness my/our hand(s) this the 25th DAY OF FEBRUARY, 2016.

Irene F. Durham by Karen Campbell
Attorney in Fact

Irene F. Durham by Karen Campbell,
Attorney in Fact

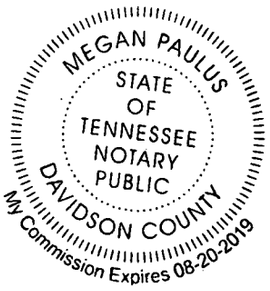
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN CAMPBELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of IRENE F. DURHAM, and who acknowledged he/she/they executed the same as the free act and deed of the said IRENE F. DURHAM.

Witness my hand and official seal, this the 25th of February, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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