WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/16 13:59 3 pgs
Fees:18.00 Taxes:297.85
20160301-0019484

NAT-160708FC

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of Feb, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert David Mirkin and Naomi Van Winkle	Robert David Mirkin and Naomi Van Winkle	162 05 0C 045.00
(NAME)	(NAME)	
5515 Country Drive, Unit 45	5515 Country Drive, Unit 45	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty Thousand Five Hundred And No/100 Dollars ($80,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Seth Michael Necessary and Brittney McRight Necessary, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert David Mirkin, unmarried and Naomi Van Winkle, unmarried as joing tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Town House 45, Hickory Valley Condominiums, as shown on Plat of record in Plat Book 4460, Page 27, as established under Master Deed of record in Book 10597, Page 675, re-recorded in Book 10645, Page 743, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Seth Necessary, an unmarried man by Warranty Deed from Sterling L. Nabours and wife, Amy V. Nabours dated August 23, 2005 and recorded September 14, 2005 as Instrument No. 200509140110444, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seth Necessary and wife, Brandy Necessary by Quit Claim Deed from Seth Necessary dated May 16, 2007 and recorded May 21, 2007 as Instrument No. 200705210060543, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-160708FC

Further, being the same property conveyed to Seth Michael Necessary, an unmarried man by Quit Claim Deed from Brandy Lee Hamilton (being one and the same as Brandy Hamilton Necessary), an unmarried woman dated February 23, 2015 and recorded February 24, 2015 as Instrument No. 201502240015879, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5515 Country Drive, Unit 45, Nashville, TN 37211

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, has 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 26th day of February, 2016.

Seth Michael Necessary

Brittney McRight Necessary

STATE OF Texas

COUNTY OF Harrison

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Seth Michael Necessary and Brittney McRight Necessary, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2016.

Notary Public

My Commission Expires: Aug 4, 2019

(SEAL)

EMILY F WILLIAMS
Notary Public, State of Texas
Comm. Expires 08-04-2019
Notary ID 12869648-2

File Number: NAT-160708FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith