Davidson County DEEDWARR
Recvd: 04/13/16 08:49 2 pgs
Fees:13.00 Taxes:418.10
20160413-0035177

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, ~~whichever~~ is greater, for this transfer is $113,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2016.

Notary Public

My commission expires: 3-25-18

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

116926

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Leonard Cohen	Same as New	**142-06-0A-185.00-CO**
101 Commonwealth Ct ~~**810 Bellevue Rd, Unit 185**~~	Owner	
Nashville, TN 37221~~-2734~~		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Erica L. Spinner NKA Erica Kimball, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonard Cohen unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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, described as Unit 185, Block 23, "Peppertree" Creekside Meadows, a Condominium, a Horizontal Property Regime, located on 810 Old Hickory Boulevard, Davidson County, TN, as shown on the plat of Unit 185 "Peppertree" Creekside Meadows, Condominium apartments, recorded in Book 4675, page 128, said Register's Office, and described in a Master Deed recorded in Book 4834, page 257, as amended in Book 4984, page 124, Book 5045, page 800, Book 5086, page 80, Book 5249, page 5 and Book 7610, page 973, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Unit 185 "Peppertree" Creekside Meadows, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 4834, page 297, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Erica L. Spinner, unmarried, and Roberta Spinner, married, as joint tenants with right of survivorship by Warranty deed from Monica Mosesso, unmarried of record in Book 11209, page 100, Register's Office for Davidson County, Tennessee, dated November 13, 1998 and recorded on November 17, 1998.

Being the same property conveyed to Erica L. Spinner by Quitclaim deed from Roberta Spinner, unmarried of record in Instrument No. 20160223-0017174 Register's Office for Davidson County, Tennessee, dated February 22, 2016 and recorded on February 23, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 810 Bellevue Rd, #185 Nashville, TN 37221-2734.

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 HANDS EFFECTIVE AS OF April 11, 2016:

Erica L. Spinner n/k/a Erica Kimball

William Kimball**

**William Kimball, spouse of Erica Kimball joins in this instrument for the purpose of conveying any and all marital interest in said property.

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Erica L. Spinner n/k/a Erica Kimball and William Kimball, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 11th day of April, 2016.

My Commission Expires: 7/8/2019 Notary Public

20161208R

SUSAN M. CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

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

Shelly M Smith

Commission Expires 4-24-2018