Bk 36

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038437 DEEDWARR
Recvd: 05/09/16 13:36 2 pgs
Fees:13.00 Taxes:873.20
20160509-0045795

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/9/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Justin Medford and Kathleen Walker | | 104 09 0G 036.00 |
| (NAME) | (NAME) | |
| 135 West End Pl. | SAME AS NEW OWNERS | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Thirty-Six Thousand And No/100 Dollars ($236,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elizabeth Peace, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justine Medford, an unmarried man and Kathleen Walker, an unmarried woman**, 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 Unit No. 36, West End Place located at 3500 West End Ave., as shown in Exhibit B to the Master Deed establishing a horizontal property regime of Park Circle Condominiums, of record in Book 6809, Page 610, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.06078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a horizontal property regime for Park Circle Condominiums of record in Book 6809, Page 569, as amended in Book 9992, Page 744, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Peace by Warranty Deed from Jason P. Catron, unmarried dated April 30, 2009 and recorded June 15, 2009 as Instrument No. 200906150055072, 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.

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unimproved ☐

This is improved ☒ property, known as 135 West End Pl., 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 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 .

Elizabeth Peace

Elizabeth Peace

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Elizabeth Peacethe within named 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 5th of May, 2016.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 4-10-19

(SEAL)

File Number: GRN-161869SSO