BILL GARRETT, Davidson County
Trans:T20160047835 DEEDWARR
Recvd: 06/07/16 09:32 2 pgs
Fees:13.00 Taxes:1128.50
20160607-0057191

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2016.

Notary Public

My commission expires: 3/6/18

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Lauren Daigle** | **New Owner** | **Map/Parcel: 105-10-0-B-203.00** |
| **1010 16th Avenue South, Unit 203** | | |
| **Nashville, TN 37212** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Heidi Kay Newfield, single**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lauren Daigle**, a single 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. 203, as shown on the plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200710230125441 and amended in Instruments 200902240015964, 200905070041965, 200909290090277 and 201209050080264, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Parking Space No. 21 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 203.

Being the same property conveyed to Heidi Kay Newfield, by Warranty Deed, from Haury & Smith Contractors, Inc., dated April 24, 2013, of record in Instrument No. 20130502-0044082, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
All matters of record in Plat Book 57, Page 31, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20071023-0125441, and amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277 (Corrected by Instrument No. 20141009-0093659) and Instrument No. 20120905-0080264, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20051230-0156625, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement to Metro of record in Instrument No. 20051230-0156628, Register's Office for DAVIDSON County, Tennessee.

Easement to Comcast of Nashville of record in Instrument No. 20090710-0064678, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1010 16th Avenue South, Unit 203, Nashville, TN 37212.

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 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 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 my/our hand(s) this 2nd day of June, 2016.

Heidi Kay Newfield

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Heidi Kay Newfield, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **160307JM**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**