# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160053916 DEEDWARR
Recvd: 06/24/16 09:36 2 pgs
Fees: 13.00 Taxes: 915.75
20160624-0064499

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$247,500.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2016.

Notary Public

My commission expires: 9-10-2018
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Emily Farnhill** | Mortgage Investors Group | **Map 117-07-0-M Parcel 046.00co** |
| 2019 Stokes Lane | 8320 East Walker Springs Lane, Ste 200 | |
| Nashville, Tennessee 37215 | Knoxville, TN 37923 | |

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

**Elizabeth Kendall Green nka Kendall Green Schell, married**

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

**Emily Farnhill,** unmarried

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 2019, Fairsted Park Condominiums, a Horizontal Property Regime, created under Title 66, sections 27-101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record as Instrument No. 20021121-0145225 as amended as Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the said Master Deed, said Unit being depicted on the Condominium Site plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot number 2 on the Plan of the Resubdivision of Woman's Club of Nashville Plan of record in Book 6200, Page 383, said Register's Office.**

**Being the same property conveyed to Elizabeth Kendall Green, by Deed dated May 28, 2009 from Elizabeth Cason Crosby Cheely and Samuel N. Crosby, Jr., joined by their spouses, Daniel J. Cheely and Amy Fuller Crosby, of record in Instrument No. 20090601-0050032, Register's Office for Davidson County, Tennessee. Elzabeth Kendall Green is now married and is now known as Kendall Green Schell.**

**Ryan F. Schell, spouse of the above named Kendall Green Schell, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.**

**Conveyance of the above described parcel is subject to the following: 1) The Plan of record as set out on Exhibit "C" to the Master Deed as shown in Instrument No. 20021121-0145225, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9619, Page 507, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenants contained in instrument of record in Book 9619, Page 112, Register's Office for Davidson County, Tennessee. 4) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Fairsted Park Condominiums, of record in Instrument No. 20021121-0145225, and as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee. 5) All matters shown on the Boundary Plat of record in Plat Book 6200, Page 383, said Register's Office. 6) Right of Entry Agreement of record in Book 9921, Page 620, said Register's Office.**

This is improved (__x__) Unimproved (____) property, known as **2019 Stokes Lane, 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 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 **22nd** day of **June, 2016.**

**Elizabeth Kendall Green nka Kendall Green Schell**

**Ryan F. Schell**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Kendall Green nka and Kendall Green Schell and Ryan F. Schell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **June, 2016.**

**Notary Public**

**My Commission Expires:** 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY