Davidson County DEEDWARR
Recvd: 07/25/16 13:41 2 pgs
Fees:13.00 Taxes:1281.68
20160725-0076371

WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-8-2018

1638601

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL ~~CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,400.00

Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE 22 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Marthaler	Mary Marthales	131060D54800CO
(NAME)	(NAME)	
548 Belair Way	548 Belair Way	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Mary Elizabeth Armor, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Marthaler, a single person** 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. 548 BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS, OF RECORD IN BOOK 6690, PAGE 70, AS AMENDED IN BOOK 6739, PAGE 701, IN BOOK 6824, PAGE 298, BOOK 6890, PAGE 963, BOOK 6903, PAGE 351, BOOK 6911, PAGE 827, AND IN BOOK 6962, PAGE 325, 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 EXHIBIT C OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BURTON HILS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, A CONDOMINIUM, AS SET FORTH IN MASTER DEED AS AMENDED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF EACH UNIT, 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 SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MARY ELIZABETH ARMOR BY QUITCLAIM FROM SUSAN H. ARMOR, DATED DECEMBER 12, 2011, OF RECORD IN INSTRUMENT NO. 20111212-0096832, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 548 BELAIR WAY, NASHVILLE, TENNESSEE 37215.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 548 Belair Way Nashville TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 our hands 07/22/16.

Mary Elizabeth Armor

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary Elizabeth Armor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 07/22/16.

SUSAN A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 10, 2018

Notary Public

My Commission Expires: _____

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

Commission Expires
4-24-2018