BILL GARRETT, Davidson County
Trans:T20160081917 DEEDWARR
Recvd: 09/19/16 12:40 2 pgs
Fees:13.00 Taxes:284.90

20160919-0098242

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$77,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 16th day of September, 2016.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittney and Kyle Jarrett 1808 Ashmore Court Mt. Juliet, TN 37122	New Owner	135-12-0-A-016.00 CO and 135-12-0-A-061.00 CO

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 acknowledged, we,

Calvin Y. Thurman, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brittney Jarrett and Kyle Jarrett, wife and husband

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:

A tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee.

Said interest being Unit 2031 of Nashboro Village Twelve (12) Condominium, and Garage Unit No. 2035 G of said Condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium., prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee; together with all right; title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, recorded in Deed Book 4827, Page 30, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 1.76% interest in the Common Elements of the Nashboro Village Twelve (12) Condominium.

Being the same property conveyed to Calvin Y. Thurman and wife, Brenda J. Thurman by Limited Warranty Deed from 2154 Trading Corporation, dated March 24, 1978, of record in Book 5276, Page 185, Register's Office of Davidson County, TN. Brenda J. Thurman has since died on March 4, 2010. Property now vests in Calvin Y. Thurman as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.
3) Property is subject to the Master Deed of record in Book 4827, Page 30, amended in Book 6153, Page 252, and Instrument Number 20090603-0051209, said Register's Office.
4) Property is subject to the Condo Association Charter of record in Book 4828, Page 829, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2031 Nashboro Blvd and Garage Unit 2035 G, Nashville, TN 37217**
(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 my hand(s) this 16th day of September, 2016.

Calvin Y. Thurman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Calvin Y. Thurman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076