WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

R-P-16-2054-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda K. Short	New Owner	
(NAME)	(NAME)	**117-11-0D-027.00-CO**
2054 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIELLE FARGASON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA K. SHORT, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2054, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, Page 166; as amended in Book 6814, Page 165; supplemental Declaration in Book 8747, Pages 521 and 536; as amended in Book 9315, Page 795; and Instrument No. 20000801-0075604, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danielle Fargason, an unmarried woman by Warranty deed from Susanna C. Trabue of record in Instrument No. 20140716-0062832 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 16, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Master Deed establishing a Horizontal Property Regime of Turnberry Square Condominiums of record in Book 6686, Page 166, as amended in Book 6814, Page 165 and supplemented in Book 8747, Page(s) 521 and 536; as amended in Book 9315, Page 795 nd Instrument No. 20000801-0075604, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6849, Page 237, in the Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument Number 20000801-0075604 and Instrument No. 20060912-0112658, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Agreement of record in Book 6634, Page 506, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20030530-0073294 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2054 Graybar 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160105982 DEEDWARR
Recvd: 12/02/16 09:21 2 pgs
Fees:13.00 Taxes:998.63
20161202-0126428

Witness my/our hand(s) this the 29th DAY OF NOVEMBER, 2016.

Danielle Fargason

John Richard Voss, III, spouse of Danielle Fargason, hereby joins in this conveyance and does transfer and convey any and all marital interest John Richard Voss, III may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIELLE FARGASON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN RICHARD VOSS, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212