RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

ROBERT L. SANDERS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-19-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William J. Newell, Jr. and Tanish A. Newell, Husband and Wife	Regions Bank d/b/a Regions Mortgage	093090a11400co
(NAME)	(NAME)	
1510 Demonbreun St., Apt. 1507	2050 Parkway Office	Circle
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, David L. Lanier and Yerusalem A. Lanier, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Newell, Jr. and Tanish A. Newell, Husband and Wife, 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 certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 1507, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 200707025-0088390, amended in Instrument No. 20080219-0015612, Instrument no. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed as amended.

Being the same property conveyed to David L. Lanier, unmarried from Rhythm Partners, LLC, a Tennessee Limited Liability Company by Special Warranty Deed dated August 14, 2009 of record in Instrument No. 20090825-0079909, Register's Office for Davidson County, Tennessee. The said David L. Lanier having since married.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "B" TO MASTER DEED OF RECORD IN INSTRUMENT NO: 200707025-0088390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALL AMENDMENTS THERETO; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20170002715 DEEDWARR
Recvd: 01/11/17 09:26 2 pgs
Fees:13.00 Taxes:1957.30
20170111-0003060

unimproved ☐

This is improved ☑ property, known as 1510 Demonbreun St., Apt. 1507, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2016-0912
GRE TN Warranty Deed

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 this 9th day of January, 2017.

David L. Lanier

Yerusalem A. Lanier

STATE OF CONNECTICUT

COUNTY OF HARTFORD

On this 9th day of January, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David L. Lanier and Yerusalem A. Lanier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
MAY 2020

Notary Public

LUDWELL BALDWIN NOTARY PUBLIC CONNECTICUT

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115