WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-5778

BILL GARRETT, Davidson County
Trans:T20170002754 DEEDWARR
Recvd: 01/11/17 09:39 2 pgs
Fees:13.00 Taxes:1295.00
20170111-0003068

| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br>The actual consideration or value, whichever is greater, for this transfer is $350,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 6th day of January, 2017.<br>Notary Public<br>My commission expires: 4-28-19 |

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

**THIS INSTRUMENT PREPARED BY:**
Smart Title & Escrow, LLC
256 Seaboard Lane, Suite D-101, Franklin, TN 39067

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Caitlin B. Munn | Caitlin B. Munn | 104-02-1A-111.00-CO |
| 3127 Long Boulevard, Unit 111 | 3127 Long Boulevard, Unit 111 | |
| Nashville, TN 37203 | Nashville, TN 37203 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Elizabeth Derck, unmarried**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Caitlin B. Munn, an unmarried woman**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 111 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit 303 also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Together with parking space Number 7, as shown on Exhibit "C" to Master Deed as amended by Instrument No 20061030-0134372.

Being the same property conveyed to Elizabeth Derck, unmarried by Warranty Deed from Melissa A. Bush now known as Melissa Lies, married of record in Instrument No. 20130705-0069871 Register's Office for Davidson County, Tennessee, dated June 17, 2013 and recorded on July 05, 2013. (Value of consideration shown in aforementioned deed $280,000.00.) Being also known as 3127 Long Boulevard Nashville, Tennessee 37203.

This is x improved ☐ unimproved property known as **3127 Long Boulevard, Unit 111, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Master Deed establishing a Horizontal Property Regime of Park West Court of record in Instrument Number 20050714-0081900, amended in Instrument No. 20061030-0134372, Charter of the Park West Court Condominium Owners Association, Inc. of record in Instrument Number 20050707-0078752, Restrictions of record in Book 647, Page 310; Book 498, page 281 and Book 573, page 53, Stormwater Detention Agreement of record in Instrument Number 20050913-0110219, Easement for Storm Drainage of record in Instrument Number 20050913-0109997, Easement for driveway of record in Book 712, Page 120 and Book 898, page 758, Grant of Apartment Easements for Joint Driveway of record in Book 11602, Page 445, Non-Exclusive permanent access easement of record in Instrument Number 20040430-0049497, Application to Combine Parcels of record in Instrument Number 20050728-0088338, in the Register's Office of Davidson County, Tennessee, Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in Metropolitan Clerk's Office for said Register's Office, Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, Subject to rights of others in and to the common areas and/or elements, real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of January, 2017.

Elizabeth Derck

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Elizabeth Derck, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of January, 2017.

Notary Public
My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

Smart Title File No. TN1117
256 Seaboard Lane, Ste D101
Franklin, TN 37067