Mail

Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170005736 DEEDWARR
Recvd: 01/20/17 10:28 2 pgs
Fees:13.00 Taxes:370.00

20170120-0006453

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of January, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/21/18
(AFFIX SEAL)

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires MARCH 21, 2018

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate Bella Buckner 2071 Nashboro Blvd. Unit 2071 Nashville, TN 37217	Same	135.12-0A-035.00 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,

Zina A. Berry, unmarried, and Danielle Weeks AKA Danielle Weekes, unmarried

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

Kate Bella Buckner, an unmarried woman

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 Condominium Apartment in Davidson County, Tennessee, being Unit Number 2071 on the Plan of Nashboro Village Twelve, of record in Plat Book 4675, Page 121, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Zina A. Berry and Danielle Weeks, as Joint Tenants with Right of Survivorship by deed from JSC Properties, LLC dated December 14, 2012 of record in Instrument Number 20121217-0115875, Register's Office for Davidson County, Tennessee. Danielle Weeks and Danielle Weekes are one and the same. This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20170120-0006452 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 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 Declaration of Covenants Conditions and Restrictions and Bylaws of record in Book 4827, Page 14, Master Deed of record in Book 4827, Page 30; as amended in Book 6153, Page 252 and Instrument Number 20090603-0051209, said Register's Office.
4) Property is subject to HOA Charters of record in Book 4828, Page 829, and Book 4828, page 834, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2071 Nashboro Blvd., Unit 2071, 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 our hand(s) this 18 day of January, 2017.

Zina A. Berry

Danielle Weekes by Zina A. Berry, Attorney in Fact

STATE OF New York
COUNTY OF Onondaga

Personally appeared before me, Zina A. Berry and Danielle Weekes, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of January, 2017.

NOTARY PUBLIC

My Commission Expires:

DANA E. BARTH
Notary Public - State of New York
No. 01BA6299486
Qualified in Onondaga County
Commission Expires March 24, 2018

STATE OF New York
COUNTY OF Onondaga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zina A. Berry, Attorney-in-Fact for Danielle Weekes, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Danielle Weekes for the purposes therein contained.

WITNESS my hand and official seal this 18 day of January, 2017.

NOTARY PUBLIC

My Commission Expires:

DANA E. BARTH
Notary Public - State of New York
No. 01BA6299486
Qualified in Onondaga County
Commission Expires March 24, 2018

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