WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170015023 DEEDWARR
Recvd: 02/21/17 10:25 2 pgs
Fees: 13.00 Taxes: 2379.10
20170221-0017093

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $643,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher A. Kuzur	NEW OWNER	131 09 0A 009.00
(NAME)	(NAME)	
203 Sheffield Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Sara Morris Garner and Jeremy Garner, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher A. Kuzur, unmarried,** 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 in Davidson County, State of Tennessee, Described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of Sheffield Condominiums horizontal property regime established by Master Deed, of record in Book 5774, page 280, Register's Office for Davidson County, Tennessee; and being located upon Lot No. 1 on the Plan of Sheffield Condominiums of record in Plat Book 5200, page 348, Register's Office for Davidson County, Tennessee.

Subject to: all matters shown on the Plan of record as Book 5200, page 348; and all Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Sheffield Condominiums, of record in Book 5774, page 280, said Register's Office; and terms and all limitations imposed by Tennessee Horizontal Property Act, TCA § 66-27-101 , et seq., said Register's Office.

Being the same property conveyed to Sara Morris, unmarried, by Warranty Deed from Robert Samuel Hankins, Jr., married, filed for record 05/04/2009 in Instrument No. 20090504-0040486, Register's Office for Davidson County Tennessee. The said Sara Morris is now married and is known as Sara Morris Garner.

The said Jeremy Garner, husband of the said Sara Morris Garner, joins in this conveyance for the purposes of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 203 Sheffield Place, Nashville, TN 37215
(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 hands this 17th day of February, 2017.

Sara Morris Garner

Jeremy Garner

State of Tennessee

County of Davidson

On this 17th day of February, 2017, before me, a Notary public in and for said County and State, personally appeared Jeremy Garner and Sara Morris Garner, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019