RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2017.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tyler N. Smith and Roxann Waegele	New owner	**090-11-OA-017.00 CO**
515 Basswood Ave, #17		BILL GARRETT, Davidson County Trans:T20170043694 DEEDWARR Recvd: 05/23/17 10:55 2 pgs Fees:13.00 Taxes:277.50 20170523-0051080
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph D. Fallabel and Cherie L. Sullivan, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler N. Smith, unmarried and RoxAnn Waegele, unmarried, as tenants in common with right of survivorship

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:

Being Unit No. 17, together with the appurtenant interest in the common elements of Rock Harbor Condominium, a horizontal property regime established by Master Deed, of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 6896, Page 661, Book 7369, Page 206, Instrument No. 20060712-0083758, and in Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C-1" to the aforementioned Master Deed.

Being the same property conveyed to JOSEPH D. FALLABEL AND CHERIE L. SULLIVAN, by deed from J.P. MORGAN MORTGAGE ACQUISITION CORP., of record in Instrument No. 20130717-0073691, dated June 25, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 515 Basswood Drive, A17, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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.

Witness my/our hand(s) this 18th day of May, 2017.

Joseph D Fallabel

Joseph D. Fallabel

Cheryl L Sullivan

Cherie L. Sullivan

STATE OF Pennsylvania)

COUNTY OF Beaver)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joseph D. Fallabel and Cherie L. Sullivan, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th day of May, 2017.**

Michelle L Sklack

Notary Public

My Commission Expires: NOV 18 2017.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michelle L. Sklack, Notary Public
Center Twp., Beaver County
My Commission Expires Nov. 18, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES