Bill Garrett Davidson County
Batch# 75450 DEEDWARR
04/02/2018 01:46:13 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20180402-0030423

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Molly Armiger Person	Guaranteed Rate, Inc.	131 06 0D 548.00
(NAME)	(NAME)	
548 Belair Way	3940 N. Ravenswood	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Chicago, IL 60613	
(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, I, Mary Marthaler, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molly Armiger Person, a single 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:

Land in Davidson County, Tennessee, being Unit No. 548 Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6690, page 70, as amended in Book 6739, page 701, in Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827 and in Book 6962, page 325, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in Master Deed as amended for a more complete identification and description of each Unit, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Mary Marthaler, a single person, by Deed from Marty Elizabeth Armor, unmarried, dated July 22, 2016, of record in Instrument No. 201607250076371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan; Easements; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Master Deed and By-Laws, of record in Book 6690, page 70, as amended in Book 6739, page 701, in Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827 and in Book 6962, page 325; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 548 Belair Way, 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 my hand this 29th day of March, 2018.

Mary Marthaler

State of Tennessee

County of Davidson

On this 29th day of March, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary Marthaler, 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 he executed the same as his free act and deed.

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

My Commission Expires: _____

Notary Public

Robin Bowman
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020