Bill Garrett Davidson County
Batch# 86763 DEEDWARR
05/01/2018 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.87
20180501-0040914

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,100.00

Andrew Consroe
Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAWN THOMPSON COUNTY OF ROBERTSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 12/10/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Consroe, an unmarried man	First Bank	104-02-0-U-006.00 CO
(NAME)	(NAME)	
395 Oman Street	318 Seaboard Ln. St 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin TN 37067	
(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, **Scott D. Tabor and Cheryl C. Tabor, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Consroe, an unmarried man, and Robert Consroe, and Leslie Consroe, husband and wife,** 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. A3, OF THE LONG BOULEVARD TOWNHOME CONDOMINIUMS AS ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20030228-0027108, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO SCOTT D. TABOR AND CHERYL C. TABOR, HUSBAND AND WIFE, BY WARRANTY DEED FROM JASON K. JAMES AND WIFE, PRIYA MARY JAMES, DATED MARCH 29, 2013, OF RECORD IN INSTRUMENT NO. 20130412-0036701, 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 Grantees; all matters according to Master Deed of Long Boulevard Townhome Condominiums, of record in Instrument No. 20030228-0027108; Articles of Incorporation/ Charter of record in Instrument No. 20030205-0016256; Urban zoning overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, in the Metropolitan Clerk's Office for Davidson County, Tennessee; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 395 Oman Street, Nashville, TN 37203

(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 26th day of April, 2018.

Scott D. Tabor, by Cheryl C. Tabor, his Attorney-In-Fact

his attorney in fact

Cheryl C. Tabor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Cheryl C. Tabor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Scott D. Tabor, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Scott D. Tabor, the within named bargainor by the said Cheryl C. Tabor, as such Attorney-in-Fact.

Witness my hand and official in Franklin, Tennessee this 26th day of April, 2018.

Notary Public

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

My Commission Expires: _____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Cheryl C. Tabor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of April, 2018.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

File No.: 27366

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

