Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

Bill Garrett Davidson County
Batch# 107487 DEEDWARR
06/22/2018 11:58:08 AM 2 pgs
Fees: $13.00 Taxes: $512.45

20180622-0060429

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,500.00

Brit Church
Affiant

Subscribed and sworn to before me, this 15th day of June, 2018.

Elizabeth Harland Willis
Notary Public

My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dana Nell Hall	**New Owner**	**Map/Parcel 161-01-0-A-061.00CO** **Map/Parcel 161-01-0-A-11.00**
5312 Edmondson Pike, Unit 5		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Brady Justin Church

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

Dana Nell Hall, 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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 5312, #5, together with Garage No. 11 as shown on the Plan of Danbury Condominiums as Exhibit "C" to the Master Deed of Danbury Homeowners Association of record in Bok 6612, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements of Danbury Homeowners Association as described in Master Deed of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brady Justin Church, by Warranty Deed, from Kristin Corrao f.k.a. Kristin Leim, Paul Leim and wife, Eugenua Leim, dated July 1, 2015, of record in Instrument No. 20150710-0067288, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
All matters of record in Plat Book 4675, Page 65, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 6479, Page 278, Register's Office for DAVIDSON County, Tennessee.
Lease Agreement of record in Book 5114, Page 39, Register's Office for DAVIDSON County, Tennessee.
Easement reserved of record in Book 6461, Page 530, Book 7291, Page 879, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6625, Page 510, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6612, Page 75, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6612, Page 107, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5312 Edmondson Pike, Unit 5, Nashville, TN 37211.

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 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/our hand(s) this 15th day of June, 2018.

+ Brady Justin Church by Amber Rachal Attorney in fact

Brady Justin Church by Amber Rachal, Attorney-in-fact

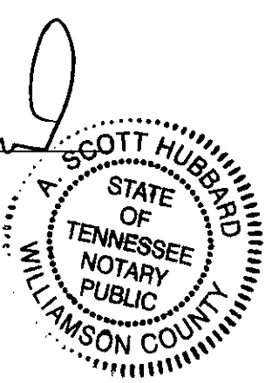
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amber Rachal**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Brady Justin Church** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Brady Justin Church**, and is authorized by Brady Justin Church to execute this instrument on his/her behalf.

This the 15th day of June, 2018.

My Commission Expires: 11-23-20

Notary Public



File #: **180282SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027