(1)

WARRANTY DEED

Judy S. Wells
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Ashtin Sydnee Faulkner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 6/22/20

(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
Ashtin S. Faulkner	Shelter Lending Services	103-08-0-B-304.00 CO
(NAME) 304 Sloan Road	(NAME) P O Box 740039	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Cincinnati, OH 45274	
(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, **Jonathan Furman and Emily Furman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashtin Sydnee Faulkner, 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 condominium located in Davidson County, Tennessee, being Unit No. 304 of Parklane Condominiums, Phase V, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Parklane Condominiums, Phase V of record in Book 7896, Page 710, as amended in Book 7937, page 67, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Jonathan Furman, unmarried, by Warranty Deed from Cory N. Mathis, an unmarried man, dated January 30, 2014, of record in Instrument No. 20140205-0010329, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 304 Sloan Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 107834 **DEEDWARR**
06/25/2018 11:19:04 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20180625-0060974

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.

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 appearing in Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase V, of record in Book 7896, page 710 and Book 7937, page 67; Articles of Incorporation/ Charter of record in Book 7710, page 305 and Book 7895, page 173; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 22nd day of June, 2018.

Jonathan Furman

Emily Furman

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of June, 2018.

Notary Public
My Commission Expires: _____

File No.: 27707

