WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148015 **DEEDWARR**
10/02/2018 02:04:30 PM 2 pgs
Fees: $13.00 Taxes: $2,830.50

20181002-0097765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Tamburin	OWNER ~~Bank of America~~	129-08-0C-002.00
(NAME)	(NAME)	
501 Tyne Ct.	~~101 S Tryon St~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	~~Charlotte NC 28255~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, LORI D. HALLORIN, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MARY TAMBURIN, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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 "B", on the Horizontal Property Regime for the 102 Gilman Avenue Townhomes, as established in the Declaration and Master Deed of record in Instrument No. 20141113-0105018 as amended in Instrument Nos. 201411130105019, 201411130105020, 20180117-0004918, and 20180620-0059285, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to LORI D. HALLORAN, by quitclaim deed from JAMES MICHAEL HALLORAN, of record in Instrument No. 20081023-0106181, dated October 22, 2008, said Register's Office. Also, being the same property conveyed to James M. Halloran by Warranty Deed dated July 15, 1996 from Matilda Shaw and Linda Pump, the heirs at law of Mae L. Marlin Cox, deceased and Connie N. Hart, as Executrix of the Estate of Mae L. Marlin Cox of record in Deed Book 10123, page 385, said Register's Office.

Together with the Access Easement and Driveway Maintenance Agreement of record as Instrument No. 20180117-0004917 as amended in Instrument No. 20180620-0059284, said Register's Office.

The subject property is new construction and has never been the primary residence of the grantor.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the, on the Horizontal Property Regime for the 102 Gilman Avenue Townhomes, as established in the Declaration and Master Deed of record in Instrument No. 20141113-0105018 as amended in Instrument No.* 20180117-0004918 and Instrument No. 20180620-0059285, Register's Office for said county; and any and all restrictions and easements of record. *201411130105019, 201411130105020,

unimproved ☐

This is improved ☒ property, known as 501 Tyne Ct., Nashville, TN 37205

(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 28th day of September, 2018.

Lori D. Hallorin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori D. Hallorin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28th day of September, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: