WARRANTY DEED

Karen Johnson Davidson County
Batch# 190652 DEEDWARR
02/01/2019 09:26:52 AM 2 pgs
Fees: $13.00 Taxes: $2,364.30

20190201-0009699

BARBARA LUCCIOLA COKLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,000.00

Samantha Mocabay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January 2019

Notary Public

MY COMMISSION EXPIRES: 10/7/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 3200 West End Ave, #500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tammy R. Collins	Tammy R. Collins	093 06 1J 168.00
(NAME)	(NAME)	
415 Church St., Unit 2101		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David C. Billen and Leeanne H. Billen, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tammy R. Collins**, 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 apartment in Davidson County, Tennessee, known as Unit No. 2101 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833 and further amended in Instrument No. 20111006-0077592, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20120802-0068536 and Instrument No. 20140128-0007721, as corrected by Affidavit of scriveners Error of record in Instrument No. 20140530-0046816, further amended in Instrument No. 201710020100849 and Instrument No. 20180510-0045059,in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to David C. Billen and Leeanne H. Billen, husband and wife by Warranty Deed from Dana J. Reed and Tony Reed, wife and husband dated April 18, 2014 and recorded April 29, 2014 as Instrument No. 20140429-0035822, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 415 Church St., Unit 2101, Nashville, TN 37219

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 25 day of January, 2019

David C. Billen

Leeanne H. Billen

STATE OF OKLAHOMA
COUNTY OF Tulsa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David C. Billen, married, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2019

Notary Public

My Commission Expires:

Odie Gorden
Notary Public
State Of Oklahoma
Commission No. 15002581
Expires 03-19-2019

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Leeanne H. Billen, married, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2019.

Notary Public

My Commission Expires: 10/4/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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