WARRANTY DEED

Karen Johnson Davidson County
Batch# 283716 DEEDWARR
09/10/2019 02:26:39 PM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20190910-0091505

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $449,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6037B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Donna B. Yurdin	NEW OWNER	129-14-0A-091.00-CO
6666 Brookmont Terrace Apt.812		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HENRIETTA G. GUTTMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONNA B. YURDIN

HEREINAFTER CALLED THE GRANTEE(S), 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 Apartment Unit No. 812, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to Exhibit A of said Master Deed for the source of title of Grantor and to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Henrietta G. Guttman by Warranty deed from Jane Dailey Smith and husband, George W. Smith of record in Book 6396, page 891, Register's Office for Davidson County, Tennessee, dated September 28, 1984 and recorded on October 04, 1984.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 6666 Brookmont Terrace Apt.812, Nashville, TN 37205

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 in 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 hand on the 6th day of September, 2019.

Henrietta G. Guttman

Henrietta G. Guttman

STATE OF MARYLAND
COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, HENRIETTA G. GUTTMAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of September, 2019.

Jeryl R. Talley-Hall

Notary Public

My Commission Expires: 10/3/2020

JERYL R. TALLEY-HALL
Notary Public
Prince George's County
Maryland
My Commission Expires October 3, 20___

File #: 19-6037B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027