WARRANTY DEED

Karen Johnson Davidson County
Batch# 384838 DEEDWARR
04/13/2020 02:15:53 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20200413-0038401

A-ST-20-3909-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

TH S INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan O. Tirrill	**New Owner**	
(NAME)	(NAME)	
3909 Whitland Avenue #204		**103-16-0D-204.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **HANNAH PARAMORE BREEN AND WILLIAM JOHN BREEN, JR., WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN O. TIRRILL, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 204 on the Plan of The Lancaster Condominiums of record in Plat Book 5200, page 460, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of The Lancaster Homeowners Association, a horizontal property regime established by master deed of record in Book 5963, page 441, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Hannah R. Paramore and William John Breen, Jr., wife and husband, as joint tenants with a right of survivorship by Quitclaim deed from Hannah R. Paramore of record in Instrument No. 20200131-0011454 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

Hannah R. Paramore having since changed her name to Hannah Paramore Breen.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 460, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lancaster Condominiumsof record in Book 5963, Page 441, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5963, Page 472, in the Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 5939, Page 382 and Book 8330, Page 32, in the Register's Office for Davidson County, Tennessee.
- Lancaster Apartment Contract of record in Book 5931, Page 482, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2201, Page 631, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3909 Whitland Avenue #204, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF APRIL, 2020.

Hannah Paramore Breen

William John Breen, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of April, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of April, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212