Karen Johnson Davidson County
Batch# 661115 DEEDWARR
06/21/2021 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210621-0083371

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2021.

Notary Public

My commission expires: _____

CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2025

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael B. Driscoll	**First Community Mortgage, Inc.**	**082130D10700CO**
514 Madison Street	**262 Robert Rose Drive, Suite 200**	
Nashville, TN 37208	**Murfreesboro, TN 37129**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Blaire Fowler, a single person and Joanne Massey, married, tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael B. Driscoll, unmarried man

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:

Land in Davidson County, Tennessee, being Unit No. 107, on the Horizontal Property Regime for Germantown Madison Square Condominiums as record in the Master Deed of record as Instrument No. 20061019-0129740, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Blaire Fowler, a single person and Joanne Massey, married, tenants in common with the right of survivorship from James H. Kelly, unmarried by Warranty Deed dated July 15, 2016, of record in Instrument No. 20160718-0073265, Register's Office for Davidson County, Tennessee.

Said property was used for investment purposes only by Joanne Massey.

Limited Power of Attorney executed by Joanne Massey appointing Blaire Fowler to sign on her behalf dated June 3, 2021 and recorded in Instrument No. _202106210083370_____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 514 Madison Street, Nashville, TN 37208.

HE2021-0123

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 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/our hand(s) this 17th day of June, 2021.

Blaire Fowler

Blaire Fowler

Joanne Massey by Blaire Fowler, Attorney in Fact

Joanne Massey by Blaire Fowler, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Blaire Fowler,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2021.

Notary Public

My Commission Expires: 6-25-2024

JEFF TIBBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Blaire Fowler** to me known to be the person who executed the foregoing instrument in behalf of **Joanne Massey** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Joanne Massey**.

Witness my hand, at office, this 17th day of June, 2021.

Notary Public

My Commission Expires: 6-25-2024

JEFF TIBBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Christine Hutchinson do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally, appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

