WARRANTY DEED



My commission expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Martha Thetford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Thetford	**William B. Thetford**	**131-1-D-38CO**
(NAME) **5025 Hillsboro Pike, Unit 6 E**	(NAME) 1 Foxhall Close	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **MARTHA J. FRANCIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM B. THETFORD AND WIFE, MARTHA THETFORD**, 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 condominium apartment in Davidson County, Tennessee, being Unit No. 38 also knows as Unit No. 6-E of Georgetown Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Record in Book 5200, page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Martha J. Francis, unmarried by deed from Sarah Jane Bell, unmarried of record in Instrument No. 20020506-0055556 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **5025 Hillsboro Pike # 6 E, Nashville, TN 37215**

(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 my hand this 22nd day of April, 2004.

Martha Francis
Martha J. Francis

Davidson County DEEDWARR
Recvd: 04/26/04 13:17 2pgs
Fees:13.00 Taxes:462.50

20040426-0047129

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha J. Francis, the 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, Tennessee this 22nd day of April, 2004

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007