File No. 250700781

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/05 12:15 2 pgs
Fees:13.00 Taxes:203.50

20050809-0094226

STATE OF California
COUNTY OF Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: March 2, 2009

(AFFIX SEAL)

RITA M. PATEL
COMM. #1550035
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Mar. 2, 2009

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Layton	Kimberly A. Layton	Map 119-10-A
(NAME) 172 N. Rock River Drive	(NAME) 172 N. Rock River Drive	Parcel 120.00
(ADDRESS) Diamond Bar, CA 91765	(ADDRESS) Diamond Bar, CA 91765	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **L. D. Hill and wife, Chrystal Hill**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly A. Layton, married,** HEREINAFTER CALLED THE GRANTEES, her 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 all of Unit No. 120, on the Site Plan of Prescott Place Condominiums, Condominium Apartments, as shown by plat appearing of record in Plat Book 6250, Page 537, revising Plat Book 6200, Page 257, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to L. D. Hill and wife, Chrystal Hill by Warranty Deed dated August 29, 2001 of record in Instrument No. 20010831-0094788, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6615, Page 743, as amended in Book 6639, Page 416 and in Book 6779, Page 691; Sanitary Sewer Easement of record in Book 4366, Page 123 and in Book 4060, Page 93; Charter for Homeowners' Association of record in Book 6773, Page 168; Sewer and Storm Drainage Easement of record in Book 4365, Page 361; all matters shown on the plan of record in Plat Book 6250, Page 537, revising Plat Book 6200, Page 257; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 120 Prescott Place, Nashville, TN 37211
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 5th day of August, 2005.

L.D. Hill, by Angela Holt, Attorney in Fact

L.D. Hill by Angela Holt, Attorney in Fact

Chrystal Hill, by Angela Holt, Attorney in Fact

Chrystal Hill by Angela Holt, Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Angela Holt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Attorney in Fact for L. D. Hill and Chrystal Hill, and is authorized by them, to execute said instrument for the purposes therein contained by said Power of Attorney, of Record in Instrument No._____, Register's Office for Davidson County, Tennessee.

Witness my hand at office this 5th day of August, 2005.

Commission expires: ~~June 22, 2009~~ 9/22/07

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

~~Linda V. Jones~~ Julia A. Hirt Notary Public

(seal)

File Number: [redacted]0781

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076