RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/05 08:03 2 pgs
Fees:13.00 Taxes:551.30
**20051116-0138262**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

CAROLYN A. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lynn M. Williford | Wells Fargo Bank | |
| (NAME) | (NAME) | |
| 3000 Hillsboro Pike, Unit 54 | 3480 Stateview Blvd | Map 117-03-A |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Fort Mill, SC 29715 | Parcel 54.00 CO |
| (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, I, **DOROTHY BEELER JONES (FORMERLY KNOWN AS DOROTHY SUE BEELER)**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **LYNN M. WILLIFORD**, hereinafter called the Grantee, 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 Unit B 54 on the Plan of Versailles Apartments of record in Plat book 5050, page 80, corrected by Surveyor's Certificate of Correction of recor din book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, and amended in Book 8434, page 719, said Register's Office.

Being the same property conveyed to Dorothy Sue Beeler, unmarried, by Warranty Deed from Jessie Ruth Hall, unmarried, dated February 2, 1996, of record in book 9940, page 832, said Register's Office. The said Dorothy Sue Beeler has since married and is now known as Dorothy Beeler Jones.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3000 Hillsboro Pike, Unit 54, Nashville, TN 37215

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.

Sam Jones joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as the spouse of Dorothy Beeler Jones.

In witness whereof, Marilyn Wilson as attorney-in-fact for Dorothy Beeler Jones and Sam Jones, pursuant to Power of Attorney recorded simultaneously herewith does hereby authorize and sign in behalf of Dorothy Beeler Jones and Same Jones, this 10th day of November, 2005.

Dorothy Beeler Jones

Dorothy Beeler Jones by Marilyn Wilson attys. in fact

By: Marilyn Wilson, Attorney in Fact

Sam Jones

Sam Jones by Marilyn Wilson Attorney in fact

By: Marilyn Wilson, Attorney in Fact

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Marilyn Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy Beeler Jones and Sam Jones, , and who acknowledged that she executed the same as the free act and deed of Dorothy Beeler Jones and Sam Jones.

Witness my hand and official seal at Nashville, Tennessee on this 10th day of November, 2005.

Commission expires:

Brenda S Lane

Notary Public

