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

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/06 13:44 2 pgs
Fees:13.00 Taxes:586.08
20060606-0066865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

RACHEL LOAYZA NOTARY PUBLIC STATE OF TENNESSEE EXP. 1/23/10 DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|
| Ann C. Rich | Wells Fargo Bank, N.A. | |
| (NAME) | (NAME) | |
| 3000 Hillsboro Pike, Unit 108 | 11301 Carmel Commons Blvd #309 | Map 117-03-0A |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Charlotte, NC 28226 | Parcel 108.00 |
| (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, **MICHAEL R. GRUBBS**, UNMARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ANN C. RICH**, UNMARRIED, 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:

Being Unit No. 108 on the Plan of Versailles Apartments, of record in Book 5050, page 80, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael R. Grubbs, unmarried, by Warranty Deed from Gillian Murrey and husband, Henry Murrey, dated April 5, 2004, of record in Instrument No. 20040414-0041690, said Register's Office.

This conveyance is subject to (a) 2006 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 108, 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.

RACHEL LOAYZA STATE OF TENNESSEE EXP. 1/23/10 NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness our hands this 25th day of May, 2006.

Michael R. Grubbs

**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 Michael R. Grubbs, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 25th day of May, 2006.

Commission expires: 1/23/06

Notary Public

RACHEL LOAYZA
STATE OF TENNESSEE
EXP. 1/23/10
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.