WARRANTY DEED

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF March 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie Ronda Shawcroft	SAME	**117-11-B-35CO**
(NAME)	(NAME)	
1501 Sky Drive		
(ADDRESS)	(ADDRESS)	
Santa Ynez, CA 93460		
(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, **Clayton C. Jeffords, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billie Ronda Shawcroft, married,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" Attached hereto and made a part hereof:

Being the same property conveyed to Clayton C. Jeffords, unmarried by deed from Jeffrey C. Rencher, unmarried of record in Instrument No. 20050804-0091951 Register's Office for Davidson County, Tennessee.

This property does not constitute the primary residence of the new owner (Grantee) and is for investment purposes only.

unimproved ☐

This is improved ☒ property, known as 3600 Hillsboro Pike C-3, 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.

Davidson County DEEDWARR
Recvd: 04/04/07 14:31 3 pgs
Fees:18.00 Taxes:423.65

20070404-0040531

Witness my hand this ____ day of MAR 2 8 2007, 2007.

Clayton C. Jeffords

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Clayton C. Jeffords**, unmarried with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this _____ day of MAR 2 8 2007, 2007.

Commission expires: July 19, 2008

Justin Tatum Notary Public

File No.: 29084

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Unit No. C-3, Parcel No. 35, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, Page 235, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Village Condominiums of record in Book 5457, Page 298, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws of the administration thereof, which are appended to the Master Deed and Exhibit "C" thereto of record in Book 5457, page 338, said Register's Office, and a Deed of Correction in Book 5553, page 336, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is hereby made.