Box 8

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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/07 14:35 2 pgs
Fees:13.00 Taxes:980.50

20070604-0066277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible].00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/26/07

(AFFIX SEAL)

NOTARY PUBLIC CHRIS CANTRELL DEKALB COUNTY, TN

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
Cynthia R. Despot	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
154 Jefferson Square	201 Fourth Avenue N. 7th Floor	Map 131-05-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	Parcel 154
(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, **COURTNEY ELIZABETH WILLIAMS**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CYNTHIA R. DESPOT**, 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:

Land in Davidson County, Tennessee, being Unit No. 154 on the Plan of Section One Jefferson Square Townhouses of record in Plat Book 4675, Page 12, 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 Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332 amended in Book 5826, page 693 and Book 8550, page 3, said Register's Office.

Being the same property conveyed to Courtney Elizabeth Williams by deed from Calvin R. Pastors and wife, Dorothy J. Pastors, dated October 16, 2003, recorded October 17, 2003, in Instrument No. 20031017-0154103, and re-recorded October 29, 2003, in Instrument No. 20031029-0159047, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, page 12 , said Register's Office, to which plan reference is hereby made for a more complete description thereof; Grant of Overhead Line Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. No. 20020122-0008268, said Register's Office; ,The provisions of the condominium Master Deed of record in Book 4731, page 332, Book 4731, page 341, Book 5676, page 31, Book 5700, page 719, Book 5826, page 693, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 3, Book 8550, page 973, Book 9276, page 249, Book 10355, page 306, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

unimproved ☐
This is improved ☒ property, known as 154 Jefferson Square, 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.

Witness our hands this 31st day of May, 2007.

Courtney Elizabeth Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney Elizabeth Williams, 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 Franklin, Tennessee on this 31st day of May, 2007.

Commission expires: 6/26/07

Notary Public