(1)

File No. 280201411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Patricia Willover
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/19/08 11:35 2 pgs
Fees:13.00 Taxes:369.63
20080319-0027717

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Willover	Sun Trust Mortgage, Inc.	136-10-0B-064.00CO
(NAME) 3570 Seneca Forest Dr.	(NAME) 401 Commerce Street, Suite 5400	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Lisa R. Marsh, unmarried and Deborah A. Simpson, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Willover and husband, David Willover**, 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 31-A, on the plan of A Revision of Lots 21-32, 39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest, as of record in Plat Book 6250, Page 49 and as amended in Book 9773, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa R. Marsh, unmarried and Deborah A. Simpson, married, by Warranty Deed from Deborah L. Fencak n/k/a Deborah F. Kohl, dated February 3, 2003, as of record in Instrument Number 2003-0205-0015981, said Register's Office.

The above-described tract or parcel of land is not now, nor has it ever been, the primary residence of Deborah A. Simpson.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 6250, Page 49 and as amended in Book 9773, Page 174; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Master Deed and By-Laws as of record in Book 5931, Page 645; Book 6199, Page 270 and Book 6145, Page 435, said Register's Office. (4) Amendment to By-Laws as of record in Book 6145, Page 433, said Register's Office. (5) Charter for Homeowners' Association as of record in Book 7948, Page 628, said Register's Office. (6) Quitclaim Deed to Homeowners' Association for Common Areas as of record in Book 9735, Page 744, said Register's Office.

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 3570 Seneca Forest Dr., Nashville, TN 37217
(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, Her 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, 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 our hands this 14th day of March, 2008.

Lisa R. Marsh

Deborah A. Simpson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Lisa R. Marsh and Deborah A. Simpson who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 14th day of March, 2008.

Commission expires:

Notary Public

File Number: 280201411

RETURN TO:

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

1/4/08