Davidson County DEEDWARR
Recvd: 10/29/08 09:36 2 pgs
Fees:13.00 Taxes:453.99
20081029-0107771

File No. 281000430

WARRANTY DEED

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,700.00

Susan Beasley Wente
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2008.

Donna C. Pionk
Notary Public

MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol S. Guin	Franklin American Mortgage Co.	131.01-0D-211.00 CO
(NAME) 5025 Hillsboro Pike, Unit 23-N	(NAME) 501 Corporate Centre Dr. Ste 400	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Molly Smoot Blair, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Carol S. Guin, unmarried**, hereinafter called the grantee(s), 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 No. 211, also known as Apartment 23N, as shown on the Plat of Georgetown Apartments, a Condominium, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 5025 Hillsboro Homeowners' Association as described in the Master Deed of record in Book 5211, Page 325, Book 5616, Page 133, and Book 6079, Page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Molly Smoot Blair, unmarried by Warranty Deed from Sharon Lockhart Smoot a/k/a Sherry Clay Burke, an unmarried woman of record in Instrument No. 20060302-0024352 on 02/28/2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2009, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 5211, Page 325, Book 5616, Page 133, Book 6079, Page 516, Register's Office for Davidson County, Tennessee.

Overhead Line Easement of record in Book 7873, Page 859, Register's Office for Davidson County, Tennessee.

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 **5025 Hillsboro Pike, Unit 23-N, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 27th day of October, 2008.

Molly Smoot Blair

Molly Smoot Blair

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Molly Smoot Blair, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of October, 2008.

Commission expires:

Sonya Sullivan

Notary Public

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

File Number: 281000430

RETURN TO:

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