WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faith A. Seifuddin	Bank of America, N.A.	109-05-0D-041.00
(NAME)	(NAME)	
1718 Lincoya Bay	3011 Armory Drive Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN, 37204	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sandra L. Douglas, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Faith A. Seifuddin, unmarried**, hereinafter called the Grantee, 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. 1718 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101 et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040628-0076712, and Supplementary Declaration in Instrument Number 20041028-0129585 and Instrument Number 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument Number 20041028-0129585, for a more complete identification and description of said units.

Being the same property conveyed to Sandra L. Douglas, a single person, by Warranty Deed recorded on October 21, 2008, from Deborah Toczylowski and husband, Eward Toczylowski, of record in Instrument Number 20081021-0105663, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Deborah Toczylowski and husband, Edward Toczylowski by deed dated September 30, 2005, from 70 South Associates, LLC, a Tennessee

BILL GARRETT, Davidson County
Trans:T20090042159 DEEDWARR
Recvd: 06/24/09 11:57 2 pgs
Fees:13.00 Taxes:462.50
20090624-0058973

limited liability company, of record in Instrument Number 20051004-0119145, Register's Office for said County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1718 Lincoya Bay, Nashville, TN 37214

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 ~~19th~~ 20th day of June, 2009.

Sandra L. Douglas

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, **Sandra L. Douglas,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~19th~~ 20th day of June, 2009.

Notary Public

My commission expires: 02/01/2011

MARIATOU TEJAN
Notary Public
STATE OF TEXAS
My Comm. Exp. February 01, 2011