BILL GARRETT, Davidson County
Trans:T20090059786 DEEDWARR
Recvd: 09/01/09 11:02 3 pgs
Fees:18.00 Taxes:629.00
20090901-0081953

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

RET:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

ADDRESS NEW OWNER:
Gregory J. Digby
260 Hillsboro Place # 260
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Peoples Home Equity
213 Ward Cir Ste 201
Brentwood TN 37027

MAP	**117-3**
GROUP	**D**
PARCEL	**260.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrea Homan Davis, married, (fka Andrea Lynn Homan),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Gregory J. Digby**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN , being Unit No. 260 on the Plan of Hillsboro Station Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as shown on the plan of Hillsboro Station Condominiums, of record in Plat Book 6250, page 751-753, Register's Office, Davidson County, Tennessee, and established by a Master Deed of Hillsboro Station Condominiums of record in Book 6740, page 37, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Andrea Lynn Homan, by deed dated from John A. Walters aka Aaron Walters of record in Instrument no. 20031002-0145747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **260 Hillsboro Place, Nashville, Tennessee 37215.**

***Mitch Davis, spouse of Andrea Homan Davis, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **28th** day of **August, 2009.**

Andrea Homan Davis

Andrea Homan Davis

Mitch Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Andrea Homan Davis and Mitch Davis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS our hands and official seal this 28th day of August, 2009.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of August, 2009.

NOTARY PUBLIC

My Commission Expires: 7-25-12