WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-7-2011
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090061825 DEEDWARR
Recvd: 09/09/09 12:04 2 pgs
Fees:13.00 Taxes:481.00

20090909-0084427

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
Susan Swartz	Wells Fargo Bank, N.A.	
(NAME) 4505 Harding Pike, #43E	(NAME) 8480 Stagecoach Circle	116-03-0-A-046.00CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Frederick, MD 21701-4747	
(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, WE, **Lisa B. Mason (formerly known as Lisa A. Bethshears) and husband, Michael J. Mason***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Susan Swartz, 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. 43E, Royal Oaks Tower, as shown in Master Deed of record in Book 4710, page 901, and as amended in Book 4798, page 813, Register's Office of said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa A. Bethshears, by Warranty Deed from James Michael King, unmarried, dated June 17, 1994 and recorded in Book 9389, page 233, Register's Office for Davidson County, Tennessee.

*Michael J. Mason joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Lisa B. Mason.

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 4505 Harding Pike, #43E, Nashville, TN 37205

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 we do covenant with the said Grantee 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, 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 4th day of September, 2009.

Lisa B. Mason

Lisa B. Mason

Michael J. Mason

Michael J. Mason

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Lisa B. Mason and husband, Michael J. Mason**, 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 4th day of September, 2009.

Notary Public

My commission expires:

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010