FRN09-3362 (2)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of November, 2009 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 20, 2010

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
Leah D. Totty	Guaranty Trust Company	162-9A-103CO
(NAME)	(NAME)	
5510 Country Drive #103	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN, 37129	
(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, I/WE, Mary J. Carie, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leah D. Totty, unmarried,** 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:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Town House No. 103, Building No. 18, in a Horizontal Property Regime as shown on the plan of Hickory Valley Condominiums, Phase 2 as of record in Book 4460, page 133, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Mary J. Carie, a single woman, by Warranty Deed from Joy Lyn Willard, unmarried, dated April 1st, 1999 and recorded in Book 11422, page 590, Register's Office for Davidson County, Tennessee.

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 X property, known as 5510 Country Drive #103, Nashville, TN 37211

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, their 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, has 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, their 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.

BILL GARRETT, Davidson County
Trans:T20090078681 DEEDWARR
Recvd: 11/19/09 10:03 2 pgs
Fees:13.00 Taxes:347.80
20091119-0106479

Witness our hands this 2nd day of November, 2009

Mary C. Carie by Christopher L. Cantrell as attorney in fact

Mary C. Carie
By: Christopher L. Cantrell, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHRISTOPHER L.CANTRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARY C. CARIE, as her Attorney In Fact, under Power of Attorney bearing Instrument Number _____, Register's Office, Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of CHRISTOPHER L. CANTRELL under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 2nd day of November, 2009

Notary Public

My Commission Expires:
7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067