WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100000525 DEEDWARR
Recvd: 01/05/10 10:30 2 pgs
Fees: 13.00 Taxes: 462.50

20100105-0000710

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 **30th** day of **December, 2009**

Notary Public

MY COMMISSION EXPIRES: JUNE 7, 2013
(AFFIX SEAL)

ALBERT M. CAROSELLA
Notary Public - State of Florida
My Comm. Expires Jun 7, 2013
Commission # DD 886543
Bonded Through National Notary Assn.

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
Jennifer L. Lane	Bank of America, N.A.	136-9A-8.00CO
(NAME)	(NAME)	
2719 Smith Springs Road	2021 N. Gallatin Road Suite #280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37127	Madison, TN, 37115	
(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, **Marsha Hummel**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer L. Lane**, 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:

Land in Davidson County, Tennessee, being Unit No. 67B of the Plan of Spring View Townhomes, shown as Exhibit "A" to Master Deed of record in Book 6348, page 463, and being part of Lot No. 67 on the Plan of Edge-O-Lake Estates, Section 20A, of record in Plat Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marsha J. Hummel, a single woman by Warranty Deed from Joel P. Davis and Anne Laboon Davis dated December 15, 2006 and recorded in Instrument No. 20061219-0156177, 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 2719 Smith Springs Road, Nashville, TN 37127

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.

Witness our hands this **30th** day of **December, 2009**

Marsha Hummel

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~WILLIAMSON~~ CITRUS

Personally appeared before me, the undersigned authority, **Marsha Hummel**, 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 **30th** day of **December, 2009**

Notary Public

My commission expires: JUNE 7, 2013

ALBERT M. CAROSELLA
Notary Public - State of Florida
My Comm. Expires Jun 7, 2013
Commission # DD 886543
Bonded Through National Notary Assn.

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