WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100039821 DEEDWARR
Recvd: 06/30/10 09:30 2 pgs
Fees:13.00 Taxes:425.13

20100630-0051041

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of June, 2010

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY and Return
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna M. Hooper	Regions Bank d/b/a Regions Mortgage	142-60C-28.00CO
(NAME) 812 Williamsburg West Drive Unit 19-A	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham, AL, 35244	
(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, **Roderick A. Payne, Executor of The Estate of Joyce Travis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donna M. Hooper, an unmarried woman**, 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:

Being Unit No. 19-A on the Plan of Doral Country Villas, Section 5, a Condominium Apartment, as of record in Book 5050, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joyce V. Travis by Warranty Deed from Palmer A. Payne and husband Roderick A. Payne, dated April 27, 2001 and recorded in Instrument No. 20010502-0044866 and Affidavit of Heirship for Joyce V. Travis recorded in Instrument No. 20100304-0016742, Register's Office for Davidson County, Tennessee. Joyce V. Travis having since died on January 18, 2010.

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 812 Williamsburg West Drive, Unit 19-A, Nashville, TN 37221

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 **18th** day of **June, 2010**

The Estate of Joyce Travis
By Roderick A. Payne, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Roderick A. Payne, **Executor of The Estate of Joyce Travis**, 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 **18th** day of **June, 2010**

Notary Public

My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON