WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,938.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **August, 2010**

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

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
Franklin Graham Locke	Fifth Third Mortgage Company	131-20H-5.00CO
(NAME)	(NAME)	
4240 Hillsboro Pike	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cincinnati, OH, 45263	
(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, **Kathleen Manion-Rylance and husband, Ross Rylance***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Franklin Graham Locke, married,** 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:

Land being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4240, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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, Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kathleen Manion-Rylance, a married woman by Warranty Deed from Craighead Patten Properties, a Tennessee joint Venture, dated May 10, 2004 and recorded in Instrument No. 20040514-0057122, Register's Office for Davidson County, Tennessee.

*Ross Rylance 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 Kathleen Manion-Rylance.

BILL GARRETT, Davidson County
Trans:T20100051119 DEEDWARR
Recvd: 08/17/10 14:20 2 pgs
Fees:13.00 Taxes:1035.77
20100817-0065045

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 4240 Hillsboro Pike, Nashville, TN 37215

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 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, 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 our hands this **13th** day of **August, 2010**.

Kathleen Manion-Rylance

Ross Rylance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Kathleen Manion-Rylance and husband, Ross Rylance**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **August, 2010**.

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY