(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100055808 DEEDWARR
Recvd: 09/07/10 10:44 2 pgs
Fees:13.00 Taxes:647.50
20100907-0070795

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2014~~ 7-25-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Giordano Echegoyen	Franklin Synergy Bank	103140A03800CO
(NAME) 4500 Post Rd D-38	(NAME) 3301 Aspen Grove Dr Ste 200	
(ADDRESS) Nashville TN 37205	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mary Ann Toft and husband, Robert C. Toft, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria Giordano Echegoyen, 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:

Property in Davidson County, Tennessee, being Unit No. D-38 on the Plan of The Hillwood (a condominium) Revised, of record in Book 6250, Page 503, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnie S. Hosfield by Warranty Deed dated July 2, 1984 from Beulah D. Sharpe, unmarried, of record in Book 6329, Page 983, Register's Office for Davidson County, Tennessee. The said Johnie S. Hosfield having since died on May 8, 2009, and by her Last Will and Testament devised all real property to her Executor and gave said Executor authority to sell, lease, encumber or otherwise convey the real property, Said Last Will and Testament of Johnie S. Hosfield was entered into probate on July 16, 2009 in the Probate Court for Davidson County, Tennessee, Case No. 09P-1050 and recorded as Instrument No. 20100127-0006829, Register's Office for Davidson County, Tennessee.

Further conveyed to Mary Ann Toft and Marie Thompson as Co-Executors of the Estate of Johnie S. Hosfield by Quitclaim Deed to Mary Ann Toft, dated November 5, 2009 and recorded as Instrument No. 20100907-0070794 Register's Office for Davidson County, Tennessee.
"Robert C. Toft, spouse of Mary Ann Toft, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN CHAPTER 27 OF TITLE 66 OF THE TENNESSEE CODE ANNOTATED, AS AMENDED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREON, AND ALSO INCLUDING, WITHOUT LIMITATION, ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, LIENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF THE HILLWOOD, OF RECORD IN BOOK 5280, PAGE 464, AS AMENDED IN BOOK 5280, PAGE 357 AND BOOK 6553, PAGE 108 AS CORRECTED IN BOOK 6612, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 4500 Post Road, Condominium D-38, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 August, 2010.

Mary Ann Toft

Mary Ann Toft

Robert C Toft

Robert C. Toft

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of August, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Ann Toft and Robert C. Toft**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

***husband and wife**

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483