| | Date |
|---|---|

This instrument prepared by and **Record and Return to**:
**Parthenon Title Agency, LLC**
**109 Kenner Avenue Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **11-1061**

BILL GARRETT, Davidson County
Trans:T20110029609 DEEDWARR
Recvd: 05/18/11 14:01 2 pgs
Fees:13.00 Taxes:481.00
20110518-0038122

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **5/02/2011**, by and between **LaRuth Faubion, an unmarried individual**, parties of the first part, and **Warren Joyce, an unmarried individual**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Unit 69 on the Plan of Phase III Coronado Town Home Condominiums of record in Plat Book 5200, Page 67, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Coronado, a Condominium, a horizontal property regime established by Master Deed and By Laws of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, said Register's Office.

Being the same property conveyed to La Ruth Faubion, a single person by deed from Frances S Anderson, a single person and Randall W Anderson W Anderson, a single person of record as Instrument No. 20020322-0035353, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions contained of record.

Parcel ID # **142-8B-69CO**
☒ Improved property located at: **903 Holly Forest, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

LaRuth Faubion by Sharla Freeman
Attorney in Fact

LaRuth Faubion by Sharla Freeman
Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sharla Freeman** to me known to the persons described in and who executed the foregoing instrument as the Attorney in Fact for LaRuth Faubion, and who, upon oath, acknowledged that she executed the same as the Attorney in Fact for LaRuth Faubion for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of May, 2011..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**********

Owner's Name: **Warren Joyce**

and Address: **903 Holly Forest, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$130,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 2nd day of May, 2011.

Notary Public

My Commission Expires: 5/6/13