WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047149 DEEDWARR
Recvd: 08/03/11 08:24 2 pgs
Fees:13.00 Taxes:684.50
20110803-0059467

File No.: ALW-11-215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~JULY~~ August, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Ellen Foy	Franklin American Mortgage Company	116-3-F-15.00 CO
(NAME)	(NAME)	
215 Westchase Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, SALLY GECEL, AN UNMARRIED WOMAN, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, ELIZABETH ELLEN FOY_____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 215, WESTCHASE CONDOMINIUM APARTMENTS, PHASE I, as shown on plat of record in Plat Book 5200, Page 578, as established under Master Deed of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Joseph Gecel and wife, Sally Gecel by Warranty Deed from Julie Goldstein Boehm and husband Frank Boehm, dated September 11, 1987, of record in Deed Book 7351, Page 580, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Sally Gecel by Quitclaim Deed from Joseph Gecel (pursuant to Final Decree of Divorce, docket No. 03D-416), dated December 16, 2003, of record in Instrument Number 20040128-0010748, in the Register's Office of Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 215 Westchase Drive, Nashville, TN 37205
(House Number) (Street) (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 GRANTEE(S) 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,

INITIAL HERE

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(S), 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 my/our hand(s) this 29th day of July, 2011.

Sally Gecel

Sally Gecel

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sally Gecel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2011.

Ardis Andrews Hall

Notary Public
My Commission Expires: 3/31/13

(SEAL)

ARDIS ANDREWS HALL
Notary Public
Commonwealth of Virginia
114484
My Commission Expires Mar 31, 2013

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171