WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/11 09:37 3 pgs
Fees:18.00 Taxes:286.75
20110817-0063374

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of **July, 2011**

Notary Public

MY COMMISSION EXPIRES: 12.17.11
(AFFIX SEAL)

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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
Patricia Nichols	NEW OWNER	142150A00500CO
(NAME)	(NAME)	
110 Bellevue Road, Unit # 5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

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, I, **Deborah Nance Miller, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Patricia Nichols, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 5 on the plan of Bellevue Manor Condominiums of record in Plat Book 5200, page 231, Register's Office of said County, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Nance Miller, unmarried, by Warranty Deed from Jason Smith and wife, Lorrie Smith, dated August 14, 2008 of record in Instrument Number 20080815-0083975, Register's Office for Davidson County, Tennessee.

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 X property, known as 110 Bellevue Road, Unit # 5, 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 Grantee, her heirs and assigns forever; and I

do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this **28th** day of **July, 2011.** Deborah Nance Miller by Diana Amos her attorney in fact

Deborah Nance Miller by Diana Amos, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diana Amos, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Nance Miller, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20110817-0063373, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Deborah Nance Miller, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 28th day of July, 2011.

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

Notary Public

My Commission Expires:

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).