WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/11 13:18 3 pgs
Fees:18.00 Taxes:475.45
20111117-0090056

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: May 14, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stovall, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eve Camille Kellar	PrimeLending, a PlainsCapital Company	147-12-0A-217.00
(NAME)	(NAME)	
217 Northcrest Commons Circle, 217	4300 Sidco Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37204	
(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, we, **John J. Nanfro and Mary Theresa N. Hench, devisees under The Last Will & Testament of Theresa S. Nanfro**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eve Camille Kellar**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 217, on the Plan of NORTHCREST, PHASES ONE & TWO, a Horizontal Property Regime, filed as Exhibit "A" to and established by the Declaration of record in Instrument No. 20040615-0070835, and Amended in Instrument Nos. 20040722-00887737, 20050228-0021538 and 20060628-0077585, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Theresa Nanfro, an unmarried woman, by Warranty Deed dated November 16, 2005, from Saddlebrook, Inc., a Tennessee Corporation and filed for record on November 18, 2005, in Instrument No. 20051118-0139520, Register's Office for Davidson County, Tennessee. The said Theresa Nanfro having since died on February 7, 2011, leaving all rights and interest in the above described property to John J. Nanfro and Mary Theresa N. Hench, devisees under The Last Will & Testament of Theresa S. Nanfro, filed for record in Docket No. 11P-252, In the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to (1) Any and all matters as set forth in The Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowner's Association, of record in Instrument No. 20040615-0070835, and as Amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538 and Instrument No. 20060628-0077585, and (2) By-Laws of record in Instrument No. 20040615-0070834, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 217 Northcrest Commons Circle, 217, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or 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, 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/or 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 31 day of October 2011.

John J. Nanfro by Mary Theresa N. Hench his Attorney-in-Fact

John J. Nanfro by Mary Theresa N. Hench,
his Attorney-in-Fact

Mary Theresa N. Hench

Mary Theresa N. Hench

State of TENNESSEE
County of WILLIAMSON

On this 31 day of October, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Mary Theresa N. Hench, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of John J. Nanfro, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an Instrument No 20111117-0090055 of record, Register's Office of Davidson County, Tennessee.

Michelle Lee Reynolds
Notary Public
My Commission Expires: June 14, 2015

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Theresa N. Hench**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31 day of October, 2011.

Michelle Lee Reynolds
Notary Public
My Commission Expires: June 14, 2015

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

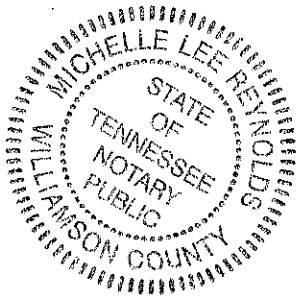
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015