WARRANTY DEED

Record & Return TO

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **January, 2012**

Notary Public

MY COMMISSION EXPIRES: 7/31/

(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine G. Gass	New owner	131010D0100CO
(NAME) 5025 Hillsboro Pike 2H	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Denise Higgins Grayes, married, and Beverly Sue Higgins**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katherine G. Gass**, 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:

A condominium apartment in Davidson County, Tennessee, being Unit 10 also known as Unit 2-H of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Master Deed of record in Plat Book 5200, page 4, Register's Office of Davidson County, Tennessee, to which source reference is hereby made for a more complete description, together with said Apartments appurtenant undivided interest in the general and limited common elements of the condominiums.

Being the same property conveyed to Denise Higgins and Beverly Sue Higgins by Warranty Deed from Meghan Lemke, married fka Meghan Jane Perkins dated May 17, 2007 and filed on May 21, 2007 in Instrument Number 20070521-0060195, said Register's office. Further being the same property conveyed to Denise Higgins and Beverly Sue Higgins by Quitclaim Deed dated September 20, 2007 and filed of record on April 8, 2009 in Instrument Number 20090408-0032128, Register's Office of 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 ☒ property, known as 5025 Hillsboro Pike 2H, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120007658 DEEDWARR
Recvd: 02/01/12 10:40 2 pgs
Fees:13.00 Taxes:528.73
20120201-0009015

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, has 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 **20th** day of **January, 2012**

Alexander T. Grayes

Denise Higgins Grayes

Beverly Sue Higgins by Denise Higgins Grayes as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Denise Higgins Grayes and Alexander T. Grayes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **January, 2012**

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of January, 2012, before me personally appeared Denise Higgins Grayes, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Beverly Sue Higgins, and who acknowledged that she executed the same as the free act and deed of the said Beverly Sue Higgins, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120201-0009014, said Register's Office..

Witness my hand and official seal this 20th day of January, 2012.

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 7/3/12