WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF FEBRUARY, 2012.

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mariann Bagley	American State Bank	Map 311-5-C
(NAME)	(NAME)	
405 Clairton Court	5122 82nd Street	Parcel 405 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Lubbock, TX 79424	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LAURA B. MULITZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIANN BAGLEY AND ALYSSA BAGLEY**, 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 405 on the Plan of The Hillsborough Condominiums, established by Exhibit "B" to the Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Laura B. Mulitz by deed from Edward C. McDonald and wife, Laudi K. McDonald of record in Instrument No. 20040316-0029868, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 699, said Register's Office; (c) restrictive covenants of record in Book 6566, page 4, said Register's Office; and (d) Master Deed and Bylaws of record in Book 6822, page 721, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 405 Clairton Court, Nashville, Tennessee 37215
(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20120014626 DEEDWARR
Recvd: 02/29/12 09:47 2 pgs
Fees:13.00 Taxes:1202.50

20120229-0017433

Witness my hand this 14th day of February, 2012.

Laura B. Mulitz by
Kevin D. Montgomery, attorney in fact

Laura B. Mulitz
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of February, 2012, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Laura B. Mulitz and acknowledged that he executed the same as the free act and deed of Laura B. Mulitz .

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2012.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public