Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSH-120300013R

BILL GARRETT, Davidson County
Trans:T20120021776 DEEDWARR
Recvd: 03/26/12 14:11 2 pgs
Fees:13.00 Taxes:1283.90
20120326-0025602

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Allison T. Francy, unmarried	Allison T. Francy, unmarried	1310-50C-101.00C0
(Name) 101 Forest Place Circle	(Name) 101 Forest Place Circle	
(Address) Nashville, TN 37215	(Address) Nashville, TN 37215	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Kathie G. Thomas, unmarried

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Allison T. Francy, unmarried

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 101 of Hillsborough Condominiums, of record in Plat Book 6250, page 699, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kathie G. Thomas, unmarried, by Warranty Deed 02/25/1998 in Book 10808, Page 796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) property, known improved (X) 101 Forest Place Circle, Nashville, TN, 37215.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 22nd day of March, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kathie G. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Angela Howard Kathie G. Thomas, a Notary Public in and for said County and State, Kathie G. Thomas, unmarried 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN this 3/22/2012.

Notary Public
My Commission Expires 10/28/2014

Angela Howard NOTARY PUBLIC STATE TENNESSEE Rutherford County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $347,000.00.

Subscribed and sworn to before me this 22nd day of March, 2012.

Affiant _____

Notary Public _____

My commission expires: 07/08/13
(Affix Seal)

