WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120035680 DEEDWARR
Recvd: 05/15/12 12:31 2 pgs
Fees: 13.00 Taxes: 768.86
20120515-0041936

R-FC-12-601

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,800.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances R. Harris	- Same -	
601 Old Hickory Blvd., #27 (ADDRESS)	(NAME) (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	171-3-B-221.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CAROL A. HUSTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANCES R. HARRIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 27, TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SIX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 953 AND 954, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CAROL A. HUSTON, A SINGLE WOMAN BY WARRANTY DEED FROM JUDITH P. AVRIL, MARRIED, RECORDED ON THE 11TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070711-0082666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 9700, PAGE(S) 953 AND 954; BOOK 7798, PAGE 843, BOOK 8920, PAGE 65, BOOK 9860, PAGE 840, BOOK 10224, PAGE 683, BOOK 10126, PAGE 435 AND BOOK 10294, PAGE 850, INSTRUMENT NO. 20000718-0070558, RERECORDED AT INSTRUMENT NO. 20050705-0076596, BOOK 11550, PAGE 531 AND BOOK 11682, PAGE 75; BOOK 8920, PAGE 45, BOOK 10126, PAGE 486, BOOK 10275, PAGE 959 AND BOOK 11550, PAGE 554; BOOK 10126, PAGE 430 AND BOOK 11550, PAGE 529; BOOK 9607, PAGE 431 AND BOOK 7358, PAGE 643; BOOK 10012, PAGE 756; BOOK 7851, PAGE 712; INSTRUMENT NO. 20000516-0049387; BOOK 11753, PAGE 208, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd., #27, Brentwood, Tennessee 37027
(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 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 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/our hand(s) this 11th day of May, 2012.

Carol A Huston by Troy Villager Attorney in Fact

Carol A. Huston by Troy Villager,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of May, 2012, before me personally appeared Troy Villager to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carol A. Huston and who acknowledged he/she/they executed the same as the free act and deed of the said Carol A. Huston.

Witness my hand and official seal, this the 11th day of May, 2012.

Megan Paulus

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903