WARRANTY DEED

File #12052883

BILL GARRETT, Davidson County
Trans: T20120043026 DEEDWARR
Recvd: 06/11/12 14:57 2 pgs
Fees: 13.00 Taxes: 74.00
20120611-0051005

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Christina McCaleb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2012.

Vanessa E. Allen
Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia Russell	SAME AS OWNER	43-13-A-34.00
(NAME)	(NAME)	
323 Forest Park, Unit 3-2	1010 Bate Ave	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37204	
(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/WE, **Mary W. Boyd, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claudia Russell,** 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:

Being Apartment Unit No. 3-2, of Robin Hood Condominiums, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, Page 524, Register's office for said County, reference to which is hereby made, and said unit being more fully described on the plan of record in Book 5200, page 124, said Register's Office. Reference is also made to the Charter of Robin Hood Condominiums Association, Inc., of record in Corporation Book Volume 47, page 1566, office of the Secretary of State of Tennessee, and in Book 5383, Page 314, said Register's Office.

Being the same property conveyed to Mary W. Boyd by Quitclaim Deed from Elizabeth I. Boyd (now Cochran), dated 3/08/1984, of record in Book 6246, Page 823, said Register's Office.

Further being the same property previously conveyed to Elizabeth I. Boyd by Deed from Mary Ann Mentzer, formerly Mary Watson, and husband, Paul A. Mentzer, dated 11/08/1980, of record in Book 5677, Page 737, said Register's Office.

This conveyance is subject to: Any and all matters of the as set forth in the plan of record in Book 5200, Page 124, said Register's Office.; All terms and provisions of the Master Deed of record in Book 5388, Page 524, last amended in Book 11399, Page 660, last supplemented in Book 6569, Page 149, said Register's Office.; All terms and provisions of the Charter of Robin Hood Condominiums Association, Inc., of record in Corporation Book Volume 47, Page 1566, in the Office of the Secretary of the State of Tennessee, and in Book 5383, Page 314, Register's Office, Davidson County, Tennessee, and By-Laws and rules and regulations of said Corporation.; Sanitary sewers and/or storm drainage easement, as of record in Book 3436, Page 486, Register's Office, Davidson County, Tennessee..

unimproved ☐
This is improved ☒ property, known as 323 Forest Park, Unit 3-2, Madison,TN,37115
(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.

Witness our hands this 4th day of June, 2012.

Mary W. Boyd By: Barbara F. Boyd her Attorney in fact

Mary W. Boyd,

By: Barbara F. Boyd, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 4th day of June, 2012, before me personally appeared Barbara F. Boyd, 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 Mary W. Boyd and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page_____, Register's Office for Rutherford County, Tennessee.

Witness my hand and official seal, this the 4th day of June, 2012, 2011.

* 20120611-0051004

Witness my hand and official seal at this 4th day of June, 2012.

Commission expires:

8/16/14

Vanessa E. Allen

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130