This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1099**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/27/2012,** by and between **Maureen Conway, an unmarried individual,** parties of the first part, and **Abigail White Plachy, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit No. 220 as shown on the Plat of Georgetown Apartments, a Condominium, of record in Plat Book 5200, Page 4, in the Register's Office of Davidson County, Tennessee, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowners' Association as described in the Master Deed of record in Book 5211, page 325, and as amended in Book 6079, page 516, said Register's Office. Said Unit is also known as No. 23-Z.

Being the same property conveyed to Maureen Conway by deed dated February 26, 2009 from Peggy Elisabeth Chandler, unmarried, as to her undivided interest and Peggy Elisabeth Chandler and Jack Eugene Casey and Evans Stanard Chandler, as heirs at law of Martha G. Casey, deceased, of record as Instrument No. 20090310-0021713, said Register's Office..

This conveyance is made subject to any and all existing easements and restrictions contained of record.

Parcel ID # **131-1D-220CO**
Improved property located at: **5025 Hillsboro Pike, #23-Z, Nashville, TN 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Maureen Conway _____ 6/28/2012

Maureen Conway

BILL GARRETT, Davidson County
Trans:T20120050105 DEEDWARR
Recvd: 07/09/12 09:02 2 pgs
Fees:13.00 Taxes:421.80
20120709-0059833

OFFICIAL SEAL
LINDSEY M BOREN
NOTARY PUBLIC - OREGON
COMMISSION NO. 456368
MY COMMISSION EXPIRES FEBRUARY 27, 2015

STATE OF ~~Tennessee~~ Oregon

COUNTY OF ~~Davidson~~ Multnomah

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Maureen Conway** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this ~~27th~~ 28 day of June, 2012..

Notary Public

My Commission Expires: 2/27/2015

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Owner's Name: **Abigail White Plachy**

and Address: **5025 Hillsboro Pike, #23-Z, Nashville, TN 37215**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Republic State Mortgage Co.
2715 Bissonnet #102
Houston, TX 77005

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$114,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

NOTARY PUBLIC AT LARGE

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of June, 2012..

Notary Public

My Commission Expires: 7/6/15