Return To: Persons & Young, Attorneys At Law
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of August, 2012 Notary Public MY COMMISSION EXPIRES: 12-10-12 (AFFIX SEAL)

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Genevieve Cardona	SWBC Mortgage Corporation	171-03-0B-222.00CO
(NAME)	(NAME)	
601 Old Hickory Blvd #28	9311 San Pedro Ave., Ste. 100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Elizabeth Walker, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Genevieve Cardona, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 28, on the Plan of Townhomes of Fredericksburg, Phase Two, Section Six, a Horizontal Property Regime, as of record in Book 9700, Page 953, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth R. Walker by Warranty Deed from Caitlin Barton (fka Caitlin E. Lohman) and husband, Jeffrey N. Barton dated August 16, 2007 of record in Instrument No. 20070823-0100864, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Caitlin E. Lohman by deed from Daphne R. Kirby dated June 21, 2004 of record in Instrument No. 20040712-0582519, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 601 Old Hickory Blvd #28, Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120062369 DEEDWARR
Recvd: 08/21/12 11:05 2 pgs
Fees:13.00 Taxes:719.65
20120821-0074978

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, has 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 **17th** day of **August, 2012**

Elizabeth Walker

Elizabeth Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Elizabeth Walker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **August, 2012**

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: _____