BILL GARRETT, Davidson County
Trans:T20120065945 DEEDWARR
Recvd: 09/04/12 10:54 2 pgs
Fees:13.00 Taxes:233.10
20120904-0079438

WARRANTY DEED

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of August, 2012

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

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
Jere E. Warren	Franklin Synergy Bank	161-1-A-51.00
(NAME)	(NAME)	
5314 Edmondson Pike Apt.1	3301 Aspen Grove Dr Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN, 37067	
(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, **Robert Hankins, Jr.**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jere E. Warren, an unmarried person**, 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:

Being a certain condominium unit located in Davidson County, Tennessee, being all of Unit No. 5314, No. 1, as shown on the Plan of Danbury Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by, the Master Deed of record in Book 6612, Page 75, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, rights and obligations of the Declarant and the Unit Owner and the Bylaws of the Association of Owners.

Being the same property conveyed to Irene J. Hankins, unmarried by Warranty Deed from BVT Country Place, Ltd., dated August 11, 1994, filed August 11, 1994, in Book 9435, page 82, Register's Office for Davidson County, Tennessee. Reference made to Affidavit of Heirship of record in Instrument No. 201109090070097, said Register's Office, wherein Robert Hankins, Jr. claimed title to the subject property as the sole heir at law of Irene J. Hankins

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 5314 Edmondson Pike Apt.1, Nashville, TN 37211

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**

Robert Hankins Jr.

Robert Hankins, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Robert Hankins, Jr.**, 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**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY