BILL GARRETT, Davidson County
Trans:T20120071171 DEEDWARR
Recvd: 09/21/12 08:50 2 pgs
Fees:13.00 Taxes:983.83

20120921-0085806

WARRANTY DEED

G-VRES-12-251

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,900.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Kitty Norton	Farmington Financial Group LLC	
5604 Stoneway Trail (ADDRESS)	2002 Richard Jones Road Suite 300A (NAME)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (ADDRESS) (CITY) (STATE) (ZIP)	116-3-F-51.00 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, we KRISTEN M. REEVES, A SINGLE WOMAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KITTY NORTON, A SINGLE WOMAN , 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 UNIT 251, WESTCHASE CONDOMINIUMS, PHASE II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 43, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6097, PAGE 266, AMENDED IN BOOK 6112, PAGE 677, BOOK 6341, PAGE 380 AND BOOK 6866, PAGE 362, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO KRISTEN M. REEVES BY WARRANTY DEED FROM PAULINE ARANAS, UNMARRIED RECORDED ON THE 6TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020806-0094198, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 43; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 6097, PAGE 266, BOOK 6112, PAGE 677, BOOK 6341, PAGE 380, BOOK 6866, PAGE 362 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 251 Westchase Drive, Nashville, Tennessee 37205
(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 14th day of September, 2012.

Kristen M. Reeves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristen M. Reeves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of September, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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