BILL GARRETT, Davidson County
Trans: T20120086274 DEEDWARR
Recvd: 11/13/12 10:03 2 pgs
Fees: 13.00 Taxes: 888.00

20121113-0104082

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of November, 2012.,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Wilson	SVBC Mortgage Corporation	116030F02400CO
(NAME) 224 Westchase Drive	(NAME) 9311 San Pedro, #100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) 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/WE, James N. Black and Gina Graf Black, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sarah E. Wilson, an unmarried person, 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:

Land in Davidson County, Tennessee, Unit 224 on the plan of Westchase Condominiums, Phase I, as of record in Book 5200, page 578, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James N. Black, Jr. by Warranty Deed from Byrnes and Doggett Enterprises, Inc. dated May 30, 1984 of record in Book 6312, page 891, Register's Office of Davidson County, Tennessee.

Upon oath, James N. Black, Jr. warrants, covenants and certifies that he is one and the same person as James Noice Black, James N. Black, and James Noice Black, Jr.

Gina Graf Black executes this instrument on behalf of James Noice Black, one and the same person as James N. Black, Jr., James Noice Black and James Noice Black, Jr. by virtue of that power of attorney recorded simultaneously herewith at Instrument # 20121113-0104081, said Register's office.

Gina Graf Black joins into the execution of this instrument to convey any interest she may have in the subject property by virtue of her marriage.

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 ☒ property, known as 224 Westchase Drive, Nashville, TN 37205

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 9th day of November, 2012.

James N. Black, Jr. a/k/a James Noice Black by
Gina Graf Black, Attorney in Fact

ATTORNEY IN FACT

Gina Graf Black

STATE OF VIRGINA
COUNTY OF Williamson

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

Witness my hand and official seal, this 9th day of November, 2012.

Brandy D. Mehaffey
Notary Public

My commission expires: 6/30/2014

Commonwealth of Virginia
Brandy D. Mehaffey - Notary Public
Commission No. 7040582
My Commission Expires 6/30/2014

STATE OF VIRGINIA
COUNTY OF Williamson

Before me, the undersigned Notary, personally appeared Gina Graf Black, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of James N. Black, Jr. a/k/a James Noice Black, and who acknowledged that she executed the same as the free act and deed of the said James N. Black, Jr. a/k/a James Noice Black, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20121113-0104081 said Register's Office.

Witness my hand and official seal this 9th day of November, 2012.

Brandy D. Mehaffey
NOTARY

My Commission Expires: 6-30-2014

Commonwealth of Virginia
Brandy D. Mehaffey - Notary Public
Commission No. 7040582
My Commission Expires 6-30-2014