THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120099833 DEEDWARR
Recvd: 12/31/12 08:52 2 pgs
Fees:13.00 Taxes:1128.50
20121231-0120424

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bryant T. Ransom 1206 Sigler Street, #A Nashville, TN 37203	Wells Fargo Bank, NA 10401 Deerwood Park Blvd. Jacksonville, FL 32256-0505	093-13-0I-001.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KELLY FORTNER**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **BRYANT T. RANSOM**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Unit A, as shown on the MASTER DEED OF 1206 SIGLER STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, filed of record at Instrument No. 20111021-0082122, Davidson County Register of Deeds.

Being a part of the same property conveyed to W. Aaron Fortner by Artimas L. Worthy, by Warranty Deed executed September 20, 2007, and filed of record at Instrument No. 20070924-0113528, and further conveyed to Kelly Fortner by Quitclaim Deed from W. Aaron Fortner dated November 1, 2011 and recorded on January 6, 2012 of record in Instrument No. 20120106-0001603, Davidson County Register of Deeds.

This is improved property known as **1206 Sigler Street, #A, Nashville, Tennessee 37203 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **28th** day of **December, 2012**:

Kelly Fortner
Kelly Fortner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KELLY FORTNER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 28th day of December, 2012:

My Commission Expires: 6/15/2014

Notary Public

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $305,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2012:

Notary Public

My Commission Expires: 6/15/2014

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON