BILL GARRETT, Davidson County
Trans:T20130026738 DEEDWARR
Recvd: 04/02/13 15:45 2 pgs
Fees:13.00 Taxes:286.75
20130402-0032577

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0067HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00.

Affiant

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of March, 2013.

Kim Gillespie
Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
James A. Ladd 693 Longhunter Court Nashville, TN 37217	Same as new Owner	135.08-0A-693.00CO

WARRANTY DEED

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,

Phyllis A. McDaniel, married and Esther Terry, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Ladd

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:

A certain condominium unit Davidson County, Tennessee, described as follows: Unit No. 693, Block 25, in a Horizontal Property Regime as shown on the condominium site plan of Nashboro Village Nineteen Condominiums, as of record in Book 5200, Page 80, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Phyllis A. McDaniel and Esther Terry, both unmarried by Warranty Deed from Harold Reeves, Trustee, dated December 17, 1993 and filed for record December 29, 1993 in Book 9203, Page 46, Register's Office for Davidson County, Tennessee.

Wendell Knight, spouse of Phyllis A. McDaniel, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 693 Longhunter Court, Nashville, TN 37217.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of March, 2013.

Phyllis A. McDaniel

Wendell Knight

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phyllis A. McDaniel and Wendell Knight** 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 at Hendersonville, Tennessee this 22nd day of March, 2013.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

Esther Terry by Phyllis A. McDaniel, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phyllis A. McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Esther Terry and that she is authorized by Esther Terry to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 22nd day of March, 2013.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16