BILL GARRETT, Davidson County
Trans:T20130032682 DEEDWARR
Recvd: 04/22/13 09:50 2 pgs
Fees:13.00 Taxes:499.13

20130422-0039561

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

B. Curry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne J. Weber	Fifth Third Mortgage	161140B11700CO
(NAME) 117 Highland Villa Dr.	(NAME) 5001 Kingsley Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

LETITIA ANN BLUME, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUZANNE J. WEBER, UNMARRIED

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, being Unit No. 117, together with the appurtenant interest in the common elements of Highland Villa, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7278, page 312 amended in Book 7347, page 717, Book 7352, page 630, Book 7470, page 153, Book 7467, page 850, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595, Book 8765, page 610, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271 and Book 10871, page 232, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Letitia A. Hutchison by Warranty Deed recorded June 1, 1999, from Betty Jean Clary, unmarried of record in Book 11504, page 197, said Register's Office. Letitia Ann Hutchison is now known as Letitia Ann Blume. Being the same property further conveyed to Letitia Ann Blume by Quitclaim Deed from Peter Nicholas Blume, recorded on October 9, 2009, of record in Instrument No. 20091009-0094353, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 117 Highland Villa Dr., Nashville, TN 37211

(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 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, 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 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 18th day of April, 2013.

Letitia Ann Blume

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 Letitia Ann Blume the bargainor(s), 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 on this 18th day of April, 2013

Commission expires: November 24, 2013

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Return to:
Realty Title
2064 Cool Springs Blvd #106
Franklin, TN 37067