WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130043106 DEEDWARR
Recvd: 05/23/13 09:34 2 pgs
Fees: 13.00 Taxes: 425.50
20130523-0052079

R-VRES-13-5025

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
John E. Pilkington, Jr.	John E. Pilkington, Jr (NAME)	
5025 Hillsboro Pike, 23 N	P.O. Box 150903 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	NASHVILLE TN 37215 (CITY) (STATE) (ZIP)	131-01-0D-211.00 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, I/we CAROL G. KEASLER, FKA CAROL S. GUIN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN E. PILKINGTON, JR., A SINGLE PERSON, 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 NO. 211, ALSO KNOWN AS APARTMENT 23N, AS SHOWN ON THE PLAT OF GEORGETOWN APARTMENTS, A CONDOMINIUM, OF RECORD IN BOOK 5200, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF 5025 HILLSBORO HOMEOWNERS ASSOCIATION AS DESCRIBED IN THE MASTER DEED OF RECORD IN BOOK 5211, PAGE 325, BOOK 5616, PAGE 133, AND BOOK 6079, PAGE 516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CAROL S. GUIN, UNMARRIED BY DEED FROM MOLLY SMOOT BLAIR, UNMARRIED OF RECORD IN INSTRUMENT 200810290107771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 27, 2008. CAROL S. GUIN IS NOW KNOWN AS CAROL GUIN KEASLER. THE SAID CAROL S. GUIN HAVING SINCE MARRIED AND NOW BEING KNOWN AS CAROL G. KEASLER.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGE 4; BOOK 5211, PAGE 325, BOOK 5616, PAGE 133 AND BOOK 6079, PAGE 516, BOOK 7873, PAGE 859; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Pike, 23 N, Nashville, Tennessee 37215
(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 21st day of May, 2013.

Carol G. Keasler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol G. Keasler, 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 21st day of May, 2013.

Notary Public

My Commission Expires:

(SEAL)



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