WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/13 13:39 3 pgs
Fees:18.00 Taxes:303.40
20130611-0059374

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MELINDA MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tilford M. Pafford Jr. and Anita P. Pafford	Synovus Mortgage Corp.	162-09-0-A-130.00
(NAME)	(NAME)	
5510 Country Drive Apartment 130	2204 Lakeshore Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35209	
(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, I, William E. Forkum, and unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tilford M. Pafford Jr. and wife, Anita P. Pafford, 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:

Being Townhouse No. 130, on the Plan of Hickory Valley Condominiums, of record in Plat Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William E. Forkum, by deed of record in Instrument Number Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hickory Valley Condominiums of record in Plat Book 4460, page 133, Register's Office for Davidson County, Tennessee. Subject to all matters as shown on boundary plat of record in Book 4300, page 197, Register's Office for Davidson County, Tennessee. Easements of record in Book 4842, Page 979, Book 5606, Page 663, Book 7497, Page 740, Register's Office for Davidson County, Tennessee. Charter of Hickory Valley HOA of record in Book 7980, page 470, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5510 Country Drive Apartment 130, 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 hand this 29th day of May, 2013.

William E. Forkum

William E. Forkum

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 William E. Forkum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of June, 2013.

Commission expires: 7-29-13

Notary Public

TAMRA J. RYDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

20130536

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13