WARRANTY DEED

Return To:
Foundation Title and Escrow, LLC
381 Mallory Station Road, Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Julia A. Yoder
Affiant

Subscribed and sworn to before me, this 7th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 24, 2013

BILL GARRETT, Davidson County
Trans:T20130049151 DEEDWARR
Recvd: 06/12/13 09:28 2 pgs
Fees:13.00 Taxes:555.00
20130612-0059661

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia A. Yoder	NEW OWNER	161-14-0B
(NAME)	(NAME)	(MAP)
212 Highland Villa Circle		212.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary Evelyn Davenport, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Julia A. Yoder, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 212 of Highland Villa, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, and Book 10871, Page 232 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof of record in Book 7278, Page 334, amended in book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265, 268, and 271, in Instrument No. 20021118-0142476 and in Instrument No. 20081210-0119221 and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to James H. Davenport and wife, Mary Evelyn Davenport by Deed from Allison Ann Beck Smith and husband, Jeffrey M. Smith of record at Book 9431, Page 516, Register's Office for Davidson County, Tennessee, dated August 9, 1994 and recorded on August 8, 1994. The said James H. Davenport having since died.

Rosemary D. Blose signs on behalf of Mary Evelyn Davenport pursuant to a Power of Attorney recorded in Instrument No. 20130612-0059660, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 212 Highland Villa Circle, Nashville, Tennessee 37211

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 7th day of June, 2013.

Mary Evelyn Davenport
By Rosemary D. Blose, Attorney in Fact

Mary Evelyn Davenport
By Rosemary D. Blose, Attorney in Fact

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 Rosemary D. Blose, with whom I am personally acquainted, 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 Mary Evelyn Davenport and that she is authorized by Mary Evelyn Davenport to execute this instrument on her behalf.

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

Notary Public

My Commission expires: 1/9/2016

