(2)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-16077

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Linda L. Hugen**
**207 Windsor Terrace Dr.**
**Nashville, Tennessee 37221**

**SEND TAX BILL TO:**
New Owner

**MORTGAGEE:**

BILL GARRETT, Davidson County
Trans:T20130068249 DEEDWARR
Recvd: 08/08/13 13:50 3 pgs
Fees:18.00 Taxes:786.25
20130808-0083376

| | |
|---|---|
| **MAP** | **143-010** |
| **GROUP** | **A** |
| **PARCEL** | **207CO** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Janis M. Wootten, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Linda L. Hugen, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 101 on the Plan of Windsor Terrace Condominiums, Phase II, Tract A, of record in Book 7436, page 667, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Janis M. Wootten, unmarried by deed dated from William Todd Hyams, unmarried of record in Instr. 20030904-0128471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **207 Windsor Terrace Dr., Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **6th** day of **August, 2013.**

Janis M. Wootten by Diane Wright, Attorney in Fact

**Janis M. Wootten, by Diane Wright, Attorney in Fact**

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Diane Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Janis M. Wootten, the bargainors,** and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Janis M. Wootten as her free act and deed..

WITNESS my hand and official seal this 6th day of August, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $212,500.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY