RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 Affiant
Davidson County DEEDWARR Recvd: 09/19/13 13:59 3 pgs Fees:18.00 Taxes:592.00 **20130919-0098890**	SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of September, 2013 Notary Public MY COMMISSION EXPIRES: 6-26-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Ann Davis	Fifth Third Bank	117-03-0A-054.00-CO
(NAME)	(NAME)	
3000 Hillsboro Pike #54	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cincinnati, OH, 45263-9998	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lynn M Williford, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Deborah Ann Davis, unmarried**, 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:

Land in Davidson County, Tennessee, Being Unit B54, on the Plan of Versailles Apartments of record in Plat Book 5050, page 80, corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, and amended in Book 8434, page 719, said Register's Office.

Being the same property conveyed to Lynn M. Williford by deed dated 11/10/2005 from Dorothy Beeler Jones (Formerly known as Dorothy Sue Beeler) and filed of record on 11/16/2005 in Instrument Number 20051116-0138262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3000 Hillsboro Pike #54, Nashville, TN 37215

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, has 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 our hands this **17th** day of **September, 2013**

Lynn M Williford by Marilyn Wilson

Lynn M. Williford by Marilyn Wilson Attorney In Fact

attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marilyn Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lynn M. Williford, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20130919-0098889, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Lynn M. Williford, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 17th day of September, 2013.

Notary Public

My Commission Expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

True Copy Certification

I, Cheryl Dillon, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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