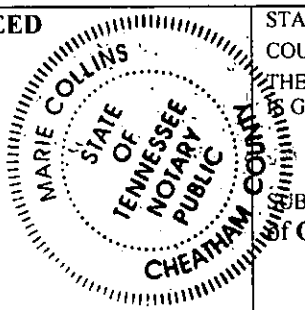
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089250 DEEDWARR
Recvd: 10/16/13 14:55 2 pgs
Fees:13.00 Taxes:566.10
20131016-0108219



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **October, 2013.**

Notary Public

MY COMMISSION EXPIRES: 12-15-15
(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
Jennifer Austin	Same	142 05 0D 044.00
(NAME) 991 Todd Preis Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **Edith Faye Nall, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Austin, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 405, Building No. N, together with carport N 405 C, on the Plan of Phase One, Section Four, River Plantation, of record in Book 4860, Pages 107, 108, and 109, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same conveyed to Edith Faye Nall by Special Warranty Deed of Fannie Mae a/k/a Federal National Mortgage Association dated March 11, 2010, and recorded in Instrument #20100226-0014882, Register's Office of 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.

This is improved property, known as 991 Todd Preis Drive, Nashville, TN 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 I do covenant with the said Grantees that I am 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 I do

further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 **4th** day of **October, 2013.**

Edith Faye Nall

Edith Faye Nall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Edith Faye Nall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **October, 2013.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY