WARRANTY DEED

ANGELA G. BATSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 6, 2014

G-VRES-13-6931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2013.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 1-6-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
D. Jill Stewart	Franklin American Mtg.	
(NAME)	(NAME)	
6931 Highland Park Drive	501 Corporate Centre Drive	**143030B04600CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JANET S. GRANT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **D. JILL STEWART, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 6931 ON THE PLAN OF PHASE III, HARPETH GLEN CONDOMINIUM, OF RECORD IN PLAT BOOK 4675, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF HARPETH GLEN CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4546, PAGE 658, AS AMENDED IN BOOK 4630, PAGE 504, BOOK 4775, PAGE 384, BOOK 4872, PAGE 973, BOOK 5178, PAGE 138 AND IN BOOK 9797, PAGE 493, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JANET S. GRANT BY WARRANTY DEED FROM JAY K. MADDOX AND WIFE, DOROTHY E. MADDOX, RECORDED ON THE 27TH DAY OF AUGUST, 1979 IN DEED BOOK 5489, PAGE 33, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4675, PAGE 64; BY-LAWS OF RECORD IN BOOK 5583, PAGE 756 AMENDED IN BOOK 5720, PAGE 447, BOOK 5720, PAGE 447, BOOK 7538, PAGE 346, BOOK 8017, PAGE 310, INSTRUMENT NO. 20010123-0006812, INSTURMENT NO. 20070724-0087868 AND 20110624-0048453; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 4546, PAGE 658 AMENDED IN BOOK 4630, PAGE 504, BOOK 4775, PAGE 384, BOOK 4872, PAGE 973, BOOK 5178, PAGE 138, BOOK 9797, PAGE 493 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Davidson County DEEDWARR
Recvd: 10/21/13 16:12 3 pgs
Fees:18.00 Taxes:536.50
20131021-0109854

This is
( ) unimproved
(X) improved
property known as **6931 Highland Park Drive Nashville, Tennessee 37205**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of October, 2013.

Janet S. Grant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet S. Grant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of October, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-14

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Certificate of Authenticity

I, Kim Hollingshead *, 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, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

