BILL GARRETT, Davidson County
Trans:T20130093321 DEEDWARR
Recvd: 10/31/13 12:47 2 pgs
Fees:13.00 Taxes:654.90

20131031-0113147

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Subscribed and sworn to before me, this 24th day of October, 2013.

Notary Public
My commission expires: 1-11-17

02-1309-48740

Address of New Owner:	Send Tax Bills to:	Tax Information
Lori Ann Foll	F&M Bank	034-07-0-A-121.00-CO
381 Harbor Village Road	50 Franklin Street	
Madison TN 37115	Clarksville, TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Luisa Tejada, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lori Ann Foll, unmarried, hereinafter called the Grantees, their successors 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 No. 101 on the Plan of Townhomes Property Line Exhibit of Harbor Village, Phase IV, Revision I, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions, and Restrictions and shown as Exhibit "C" to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20030611-0080857; Instrument No. 20030723-0102986; as amended in Instrument No. 20050120-0007505; and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050729-0088636, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luisa Tejada and Nelson Tejada by deed from Newmark Homes, L.P., dated July 18, 2005, recorded July 27, 2005, of record in Instrument No. 20050727-0087466, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Luisa Tejada by Quitclaim Deed from Nelson Tejada, dated June 5, 2009, recorded June 16, 2009, of record in Instrument No. 20090616-0055881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 381 Harbor Village Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of October, 2013.

X _____ _____
Luisa Tejada

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Luisa Tejada, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 24th day of October, 2013.

X _____
Notary Public
State of Tennessee at Large

My Commission expires: 4/17/16