(2)

RETURN TO
Stewart Title Company
121 ~~First Avenue South, Suite 200~~
Franklin, TN 37064
File # 01288-17503

WARRANTY DEED

	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **31st** day of **October, 2013** Notary Public MY COMMISSION EXPIRES: 4-27-14 (AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS STATE OF

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley M. Draper	NEW OWNER	091 16 0A 114.00CO
(NAME)	(NAME)	
114 Sylvan Glen Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katherine A. Tanis, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley M. Draper, unmarried**, hereinafter called the Grantees, their 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 Lot No. 114 on the Plan of Phase I, Sylvan Glen Condominiums of record as Exhibit D in Book 7249, page 541, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Katherine A. Tanis by Warranty Deed from Clay Davis Dye dated May 23, 2003, of record in Instrument No. 20030529-0072788, 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 ☒ property, known as 114 Sylvan Glen Ct, Nashville, TN 37209

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 **31st** day of **October, 2013**

BILL GARRETT, Davidson County
Trans:T20130096659 DEEDWARR
Recvd: 11/13/13 10:49 2 pgs
Fees:13.00 Taxes:629.00
20131113-0117177

Katherine A. Tanis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Katherine A. Tanis**, 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/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **October, 2013**

Notary Public

My commission expires: 8/24/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON