BILL GARRETT, Davidson County
Trans:T20130098594 DEEDWARR
Recvd: 11/20/13 10:27 2 pgs
Fees:13.00 Taxes:832.50

20131120-0119624

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **November, 2013** Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

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
Steven E. Dodson and Carol I. Dodson	NEW OWNER	160150D00500CO
(NAME)	(NAME)	
1085 Sunset Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE, **Jeffery L. Latondress and Donna F. Latondress**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Steven E. Dodson and Carol I. Dodson, husband and wife**, 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 Unit 5, PHASE I, ST. MARTIN SQUARE AT SEVEN SPRINGS Condominiums, as established under Master Deed of record in Instrument No. 20060310-0028319, Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Jeffery L. Latondress and Donna F. Latondress, husband and wife by deed from St. Martin Square, Inc., a Tennessee Corporation dated April 7, 2006, of record in Instrument No. 20060410-0041140, 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 311 Seven Springs Way, #201, Brentwood, TN 37027

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 **15th** day of **November, 2013**

Jeffrey L. Latondress

Donna F. Latondress

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jeffrey L. Latondress and Donna F. Latondress**, 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 **15th** day of **November, 2013**

Notary Public

My commission expires: 7-24-17

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122