WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130100977 DEEDWARR
Recvd: 12/02/13 12:34 2 pgs
Fees: 13.00 Taxes: 1289.45

20131202-0122384

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00

Heather Risley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2013.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Flowers	Jill Flowers	Map 131-6-D
(NAME)	(NAME)	Parcel 501 CO
501 Belair Way	501 Belair Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARTHA B. MAYNARD, TRUSTEE OF THE MARTHA B. BILLS-MAYNARD REVOCABLE TRUST AGREEMENT DATED AUGUST 17, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JILL FLOWERS, 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 Unit No. 501 on the Plan of Burton Hills Townhomes, Village of Belair, Phase 1, a condominium, as shown in Exhibit B of the MASTER Deed of record in Book 6690, page 70, as amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 6911, page 827, Book 9398, page 43, Instrument No. 20010627-0068123, Instrument No. 20031016-0153582 and Instrument No. 20050708-0079325, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Martha B. Bills Maynard, Trustee of The Martha B. Bills-Maynard Revocable Trust Agreement Dated August 17, 2011, by deed from Daryl Byrne Fleuren Dickson of record in Instrument No. 20120531-0046936, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing in the Master Deed and Bylaws of record in Book 6690, page 70, Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 6911, page 827, Book 9398, page 43, Instrument No. 20010627-0068123, Instrument No. 20031016-0153582 and Instrument No. 20050708-0079325, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 501 Belair Way, Nashville, Tennessee 37215
(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 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, 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 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 21st day of November, 2013.

Martha B. Maynard, Trustee

Martha B. Maynard, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Martha B. Bills Maynard with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Martha B. Bills-Maynard Revocable Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015