BILL GARRETT, Davidson County
Trans:T20140011176 DEEDWARR
Recvd: 02/18/14 10:30 2 pgs
Fees:13.00 Taxes:314.50
20140218-0013648

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1781

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janice Faye G. Whitehead 520 Williamsburg Drive Nashville, TN 37214	NEW OWNER	121-04-0-A-020.00

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2014.

Notary Public

My Commission Expires: 11-3-15
(Affix Seal)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Susan Elizabeth Ogburn and husband, Jonathan P. Ogburn, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Janice Faye G. Whitehead, an unmarried woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Being a certain Condominium unit located in the Davidson County, Tennessee, being unit 520 on the plan of Phase II of Williamsburg Condominium of record in Book 6900, page 266, Register's Office for Davidson County, Tennessee.

Together with an undivided interest in the common elements as set forth in the master Deed of record in Book 7114, page 443, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Elizabeth Ogburn and husband, Jonathan P. Ogburn by Warranty Deed from Jean V. Hill Garrison and husband, Richard Garrison, dated March 18, 2002, recorded March 21, 2002, in Instrument No. 20020321-0035122, Register's Office for Davidson County, Tennessee.

***Legal description same as prior deed of record

This is improved property located at: **520 Williamsburg Drive, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **February, 2014.**

GRANTOR(S)

Jonathan P. Ogburn

Susan Elizabeth Ogburn

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jonathan P. Ogburn and Susan Elizabeth Ogburn** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **February, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016