WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140013829 DEEDWARR
Recvd: 02/27/14 13:52 2 pgs
Fees:13.00 Taxes:246.05
20140227-0017052

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 3-19-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ruth Ann Simmons	Midsouth Bank	Parcel ID:
c/o Roger Richardson	One E College St	135120A07300CO &
175 E. Delaware	Murfreesboro TN 37129	135120A02300
Chicago, IL 60611		

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

Anna F. Mogensen, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ruth Ann Simmons

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:

A certain condominium unit of Nashboro Village Twelve Condominium known as Unit No. 2053 and Garage Unit No. 2053G of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.

Being an interest in all that tract of parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee, said interest being Unit No. 2053 or Nashboro Village Twelve Condominium, and Garage Unit 2053G of said Condominium as shown on Master Plot Plan for Nashboro Village Twelve Condominium prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee; together with all right, title, and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, recorded in Deed Book 4827, Page 30, aforesaid records, on June 20, 1974.

Being the same property conveyed to Anna F. Mogensen, unmarried, by deed from Imogene W. Reeves Schack and husband, Ronald O. Schack, of record in Book 5382, Page 206, said Register's Office, dated December 20, 1978.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4827, Page 14 amended in Book 5469, Page 840; Book 7751, Page 907; Book 4827, Page 30 amended in Book 6153, Page 252; Instrument 20090603-0051209; and Book 4827, Page 51, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 121; and Easement to NES of record in Book 4821, Page 109 and Overhead Line Easement of recordin Book 4815, Page 425, said Register's Office.

Power of Attorney of record in Instrument 20140227-0017051, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2053 Nashboro Blvd., Nashville, TN 37217

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 22 day of February, 2014.

Anna F Mogensen by Stephen J Shaw Attorney-in-Fact

Anna F. Mogensen by Stephen J. Shaw,
Attorney in Fact

Anna F Mogensen by Stephen J Shaw Attorney-in-Fact

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Stephen J. Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Anna F. Mogensen as his/her/their Attorney in Fact as the free act and deed of the within named Anna F. Mogensen.

Witness my hand and official seal the 22 day of February, 2014.

My Commission Expires: 11-12-14

Grace E Winters
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
GRACE E. WINTERS, Notary Public
Ross Twp., Allegheny County
My Commission Expires November 12, 2014