BILL GARRETT, Davidson County
Trans:T20140020139 DEEDWARR
Recvd: 03/26/14 10:54 2 pgs
Fees:13.00 Taxes:1683.50
20140326-0024785

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Louise Watkins Kelton (NAME)	Franklin American Mortgage Co. (NAME)	131050C50500CO
505 Almonte Court (STREET ADDRESS)	501 Corporate Centre Dr, Ste 400 (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

THIS INDENTURE, made this 25th day of March, 2014 between

Mary Frances Birthright

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Louise Watkins Kelton, unmarried

of Davidson, County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 505 of the Hillsborough Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for the Hillsborough Condominiums, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6822, page 747, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hillsborough Condominiums, of record in Book 6250, page 699, and unites shown on Master Deed of record aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Mary Frances Birthright by Warranty Deed dated 11/12/13 from Randall L. Smith, unmarried and Linda L. Raices, unmarried of record by Instrument No. 20131113-0117497, Register's Office for Davidson County, Temessee.

This is (X) improved ( ) unimproved property known as: 505 Almonte Court, Nashville, TN 37215.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mary Frances Birthright

Mary Frances Birthright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary Frances Birthright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 25th day of March, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $455,000.00.

Mary Birthright
Affiant

Sworn to and subscribed before me, this 25th day of March, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY