BILL GARRETT, Davidson County
Trans:T20140034169 DEEDWARR
Recvd: 05/16/14 08:59 2 pgs
Fees:13.00 Taxes:416.25
20140516-0042059

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53348
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael E. Estany Marlyn Botros 1505 Sprucedale Drive Antioch, TN 37013	NEW OWNER

TAX MAP-PARCEL NUMBERS: 175020B01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$112,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Rosemary Washington,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Micahel E. Estany and Marlyn Botros, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 4806 on the Plan of Old Hickory Commons, Section 1, a Planned Unit Development, shown as Exhibit "D" to the Master Deed, of record in Instrument No. 20080317-0026338, amended in Instrument No. 20101222-0101832 and Instrument No. 20130322-0028759, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rosemary Washington, a single person by Warranty Deed from Old South Properties, Inc., a Tennessee Corporation, dated September 18, 2008, recorded September 25, 2008 in Instrument No. 20080925-0097620, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "D" to the Master Deed of record in Instrument No. 20080317-0026338, amended in Instrument No. 20101222-0101832, and Instrument No. 20130322-0028759, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070920-0112646, amended and restated in Instrument No. 20080317-0026338, amended in Instrument No. 20101222-0101832, Instrument No. 20130322-0028759 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1505 Sprucedale Drive, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2014.

Rosemary Washington

State of TENNESSEE
County of DAVIDSON

On this 12th day of May, 2014 , before me the undersigned authority, personally appeared Rosemary Washington, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-2017

Notary

State of TENNESSEE
County of Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

Sworn and subscribed before me this the 12th day of May, 2014

My Commission Expires: SEP 2 0 2016

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066