**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20140039651 DEEDWARR
Recvd: 06/05/14 11:06 2 pgs
Fees:13.00 Taxes:886.15

20140605-0048933

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00

Lydia Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 3-6-15
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lydia Ross | NEW OWNER | 078A 027.00 |
| (NAME) | (NAME) | |
| 4222 Hillsboro Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/WE, **Raegan Measells, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lydia Ross, 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:

E.

Land in Davidson County, State of Tennessee described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4222 together with Parking Space(s) as specified on the Plat shown in the Master Deed on the Plan of Hillsboro Quarters Condominiums, Phase 1, 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 Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050*, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto , 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 Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" on the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Raegan Ashley Measells, unmarried by deed dated April 10, 2010 from Dana C. Smith, unmarried and filed of record in Instrument No. 20100505-0034297, ,Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 4222 Hillsboro Pike, Nashville, TN 37215

* Instrument Number 20050110-0003192, Instrument Number 20050425-0045365, and Instrument Number 20070905-0106403

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, has 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 our hands this **30th** day of **May, 2014**

**Raegan Measells**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Raegan Measells**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **May, 2014**

Notary Public

My commission expires: 8-29-2018

SUSAN L. HEINRICH ★ NOTARY PUBLIC ★ COUNTY OF WILLIAMSON
STATE OF TENNESSEE