WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039655 DEEDWARR
Recvd: 06/05/14 11:09 2 pgs
Fees:13.00 Taxes:501.35
20140605-0048939

B-SR-14-2025-347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-26-2018

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-26-2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER (S)
Libby D. Salberg	**F&M Bank**	
(NAME)	(NAME)	
2025 Woodmont Blvd., #347	**50 Franklin Street**	**117110J34700CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CASIE LEIGH SCOTT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LIBBY D. SALBERG, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 347, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, as amended at Instrument Nos. 20050404-0036415 and 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Casie Leigh Scott, unmarried by Warranty Deed from The Garden Partners, a Tennessee general partnership on September 9th 2001 for $107,000.00, Recorded on the 22nd day of September, 2004 in Instrument No. 20040922-0113740, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT Condominium of record in Instrument No. 20040209-0015685, as re-recorded at Instrument No. 20040212-0017074, as amended by instrument(s) of record in Instrument Nos. 20050404-0036415 and 20050512-0053861; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.
- Grant of Easement as set forth in instrument recorded in Instrument No. 20110930-0075711.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2025 Woodmont Blvd., #347, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 29th DAY OF MAY, 2014.

Casie Leigh Scott by John Gleaves, Attorney in Fact

Casie Leigh Scott by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CASIE LEIGH SCOTT, and who acknowledged he/she/they executed the same as the free act and deed of the said CASIE LEIGH SCOTT.

Witness my hand and official seal, this the 29th of May, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212