mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045108 DEEDWARR
Recvd: 06/25/14 12:49 2 pgs
Fees:13.00 Taxes:845.45
20140625-0055580

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $228,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6289 GENDRON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lindsay Danielle Gendron	IAA Credit Union	117030C10100CO
101 Hillsboro Place, # 101	808 IAA Drive	
Nashville, TN 37215	Bloomington IL 61701	

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 ACKNOWLEDGE, WE,

LAURA HENRY AYERS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSAY DANIELLE GENDRON, A SINGLE PERSON

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:

Land in Davidson County, Tennessee, being Unit 101, PLAN OF HILLSBORO PLACE CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 725, as amended in Plat Book 5200, Pages 757 and 758, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura E. Henry, a single person by Warranty Deed from Hillsboro Place Corp., recorded on the 14th day of August, 1985 in Deed Book 6629, Page 732, in the Register's Office of Davidson County, Tennessee. Laura E. Henry married Frederick Carew Ayers, August 3rd, 1996. The said Frederick Carew Ayers having since died, February 16, 2010, Laura E. Henry, now being known as Laura Henry Ayers.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page(s) 725, amended in Plat Book 5200, Pages 757 and 758, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter recorded in Book 6265, Page 260.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLSBORO PLACE CONDOMINIUMS of record in Book 6244, Page 394 , as amended by instrument(s) of record in Book 6285, Page 209; 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.

f. Easement for dedication, recorded in Book 4240, Page 209.

g. Easement granted to the State of Tennessee, recorded in Book 4633, Page 468 and Book 4653, Page 915.

h. Easement recorded in Book 3531, Page 592.

i. Declaration of Easement recorded in Book 5221, Page 681.

j. Grant of Anchor Easement recorded in Book 5870, Page 33.

k. Storm Water Detention Agreement recorded in Book 6128, Page 852.

l. Easement(s) to Metropolitan Government of Nashville and Davidson County recorded in Book 3965, Page 9009 and Book 4158, Page 34.

This is improved property known as 101 Hillsboro Place, # 101, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 16th day of June, 2014.

Laura Henry Ayers

Laura Henry Ayers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LAURA HENRY AYERS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of June, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6289 GENDRON

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067