This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/01/14 14:18 4 pgs
Fees:23.00 Taxes:214.60
**20140701-0057812**

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Lisa George Hughes<br>3449 Colebrook Drive<br>Thompsons Station, TN 37179 | same | 119-14-0-A-053.00 CO |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bethany L. Owens Branco, fka Bethany L. Owens and husband Brandon Branco**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Lisa George Hughes**, hereinafter called the Grantee, her 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. 53 on the Plan of Kingswood Condominiums as of record in Plat Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.
>
> Being the same property conveyed to Bethany L. Owens, a single person, by deed from Tod Perry, unmarried, of record in Instrument Number: 20081114-0112633, Register's Office for Davidson County, Tennessee.
>
> Brandon Branco, spouse of Bethany L. Owens Branco, joins in the conveyance of said real property for the purpose of conveying any marital interest if any he may have in the said property by reason of being married to the said **Bethany L. Owens Branco** .

The said property is being conveyed subject to the following restrictions and conditions:

1. Property taxes for 2014 a lien, not yet due and payable.
2. Restrictive Covenants of record in Book 909, page 48; Book 919, page 393; Book 919, page 628; Book 928, page 752; Book 946, page 252; Book 1001, page 559; Book 1579, page 387 and Book 1581, page 55, said Register's Office.
3. All matters appearing on the plan of record in Plat Book 5200, page 520, as corrected in Book 5565, page 424, said Register's Office.
4. Charter for Kingswood Homeowners Association of record in Book 6092, page 579, said Register's Office.
5. Master Deed of KIngswood Homeowners Association of record in Book 5552, page 732 and Book 6058, page 320, said Register's Office.
6. Subject to any and all visible easements on and across subject property.
7. Subject to any and all building and zoning regulations of City, County and State.

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, her heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This improved property is known as: 2929 Selena Drive, #53, Nashville, TN 37211.

WITNESS MY HAND this 24th day of June, 2014, in Franklin, Tennessee.

Seller: Bethany L. Owens Branco
Bethany L. Owens Branco

Brandon Branco
Brandon Branco

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Bethany L. Owens Branco, fka Bethany L. Owens and Brandon Branco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands at Franklin, Tennessee, this 24th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 2/6/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $58,000.00.

Lisa George Hughes
AFFIANT

Sworn to and subscribed to me, the undersigned, this 24th day of June, 2014, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 2/6/15

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

