WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

X Judy Gayle Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Judy Gayle Batson	NEW OWNER	Parcel ID:
109 Cumberland Trace		073160A10900
Nashville, TN 37214		

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, we

Gwendolyn Kay Clifford, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Judy Gayle Batson, 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:

BEING a condominium in Davidson County, Tennessee, more fully described as follows:

BEING Unit No. 109, as shown on the Plat of Cumberland Trace, of record in Book 5200, Page 700, Register's Office for Davidson County, Tennessee, together with an undivided membership, in the Cumberland Trace Homeowners Association, all as described in Book 6218, Page 528, said Register's Office.

Being the same property conveyed to Gwendolyn Kay Clifford by deed from Romelle Points Henry, of record in Instrument 20120927-0087940, dated August 27, 2012, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 6218, Page 528, and Instrument 20040405-0038158, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 700, said Register's Office; (3) Easement to Comcast of record in Instrument 20130517-0050098, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 109 Cumberland Trace, Nashville, TN 37214

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, 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 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 this 7th day of July, 2014.

Gwendolyn Kay Clifford
Gwendolyn Kay Clifford

BILL GARRETT, Davidson County
Trans:T20140049378 DEEDWARR
Recvd: 07/10/14 14:51 2 pgs
Fees:13.00 Taxes:436.60

20140710-0060939

STATE OF NORTH CAROLINA
COUNTY OF Haywood

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwendolyn Kay Clifford, with whom I am personally acquainted (or proved to me 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 Canton, North Carolina, this 7th day of July, 2014.

My Commission Expires: 1-3-2016

Denise R Stamey
Notary Public

