WARRANTY DEED



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $65,000.00.

Affiant

Subscribed and sworn to before me this 9th day of July, 2014.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Carolyn Maxine Thurman	SAME	051-10-0-B-080.00CO
203 Ellington Place		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Louetta B. Hix, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carolyn Maxine Thurman, an unmarried woman,** , her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 203 on the Plan of Ellington Place Condominiums according to the Master Deed of record in Book 6894, page 84, Register's Office for Davidson County, Tennessee, and as set forth on Plan in Book 6250, page 829, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Louetta B. Hix, by deed from LaShundrea L. Pruitt, a single woman, on September 12, 2001, of record in Instrument Number 20011002-0106690, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 829, Register's Office Davidson County, Tennessee.
- Master Deed, By-laws, covenants, conditions, and restrictions as set forth in instrument recorded in Book 6984, page 84; and Book 6720, page 332; and Book 6818, page 599, Register's Office for Davidson County, Tennessee.

This is improved property known as: **203 Ellington Place, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 9, 2014.

Louetta B. Hix

Davidson County DEEDWARR
Recvd: 07/14/14 07:59 2 pgs
Fees:13.00 Taxes:240.50
20140714-0061473

STATE OF WASHINGTON
COUNTY OF YAKIMA

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Louetta B. Hix** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 9, 2014

My ~~commission~~ expires JUNE 14, 2017

~~Notary Public~~

BENJAMIN J BECKMAN
COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 14, 2017
STATE OF WASHINGTON

I, Andy Maloney, 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.

~~Signature~~

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE