BILL GARRETT, Davidson County
Trans:T20140056882 DEEDWARR
Recvd: 08/05/14 09:22 3 pgs
Fees:18.00 Taxes:610.50
20140805-0070040

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $165,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2014. Notary Public My Commission Expires: 3/24/17

SCOTT T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Amy Nicole Stauffacher 409 American Road, Unit 108 Nashville, TN 37209	Ameris Bank 1800 Parkway Place, Ste. 820 Marietta, GA 30067	102 04 OA 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Antoinette D. Leymaster and David M. Leymaster, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy Nicole Stauffacher, a single woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County,

Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 108 on the Horizontal Property Regime for Hillwood Place Townhomes, as recorded in the Master Deed of record in Instrument No. 20040130-0011736, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Antoinette D. Leymaster and husband, David M. Leymaster, by deed from Robert D. French d/b/a R.D. French Co., of record in Instrument No. 20050727-0087221, dated July 19, 2005, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Condominiums, of record in Instrument No. 20040130-0011736,, Register's Office for said County.

3. Easement to Tennessee Valley Authority in Book 787, page 10, said Register's Office.

4. Stormwater easements of record in Instrument No. 20051005-0120095 and Instrument No. 20051020-0126401, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **409 American Road, Unit 108, Nashville, TN 37209.**

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 Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31 day of July, 2014.

Antoinette D. Leymaster

David M. Leymaster

STATE OF UTAH)
COUNTY OF SALT LAKE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Antoinette D. Leymaster and David M. Leymaster, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of July, 2014

(Seal)

NOTARY PUBLIC
JUSTIN EVAN KNOWLES
676651
COMMISSION EXPIRES
APRIL 23, 2018
STATE OF UTAH

Notary Public

My Commission Expires: APRIL 23, 2018