BILL GARRETT, Davidson County
Trans:T20140058478 DEEDWARR
Recvd: 08/11/14 09:15 2 pgs
Fees:13.00 Taxes:625.30

20140811-0071938

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Catherine Caesar
Affiant

Subscribed and sworn to before me, this 7th day of August, 2014

Michelle W. Locke
Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Catherine Caesar	**New Owner**	**172-12D-470.00CO**
8248 Persia Way		
Nashville, TN 37211		

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 ACKNOWLEDGE, I,

Emily A. Ford, an unmarried woman

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

Catherine Caesar, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 516 on the Plan of Town Center Homes at Lenox Village, Section III, of record in Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Emily A. Ford, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20061221-0157512, Register's Office for Davidson County, Tennessee, dated December 18, 2006 and recorded on December 21, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; all matters shown on the Plan of record as Instrument Number 20060118-0006550; Master Deed Restrictions and Declaration of Charter, Easement, Covenants and Restrictions, and Amendments of record in Instrument Number 20020315-0032826; Instrument Number 20040526-0062220; Instrument Number 20050324-0032209; Instrument Number 20050815-0096405; Instrument Number 20060120-0007914; and Instrument Number 20060321-0032383; Charter of Homeowners Association of record in Instrument Number 20031016-0153550; Stormwater Detention Agreement of record in Instrument Number 20051221-0152802; Right of Ingress or Egress of record in Book 5332, Page 155 and Book 3399, Page 425; Easement for Ingress, Egress and Waterline of record in Book 5334, Page 866, all RODC, TN; and rights of others in and to the common areas and/or elements.

This is improved property known as 8248 Persia Way, Nashville, TN 37211.

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 that I am 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 I do 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.

Witness my hand this 7th day of August, 2014.

Emily A. Ford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Emily A. Ford, the within named grantor, 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 this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2014.

Notary Public

My Commission Expires: 10/2/17

File #: 5014122
Record & Return To:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064