BOX 50-B

PREPARED BY: BANKERS [illegible] RETURN TO: [illegible] CORP. [illegible] 203

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1254

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donna J Dimola 1080 WOODBURY FALLS DR NASHVILLE TN 37221	FRANKLIN AMERICAN MTG 501 CORPORATE CTR DR #400 FRANKLIN, TN 37067	128-12-C-74.00

BILL GARRETT, Davidson County
Trans:T20140064066 DEEDWARR
Recvd: 08/28/14 14:27 2 pgs
Fees:13.00 Taxes:717.80
20140828-0078830

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $194,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2014.

Notary Public

My Commission Expires: 1-9-16
(Affix Seal)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Sean Stevison, married**, ("Grantor"), has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Donna J Dimola, a single woman** ("Grantee"), and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Being a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No. 1080, as specified on the plan of Woodbury Townhomes, Phase 1, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, for a more complete identification and description of said Unit. Reference is also hereby made an incorporated herein to P.U.D. Boundary plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sean Stevison, a single man by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated March 29, 2007, recorded April 19, 2007, of record in Instrument No. 20070419-0047118, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependant

This is improved property located at: **1080 Woodbury Falls Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **August, 2014.**

GRANTOR(S)

Sean Stevison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sean Stevison** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **26th** day of **August, 2014.**

Notary Public

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016