WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065786 DEEDWARR
Recvd: 09/04/14 11:25 2 pgs
Fees:13.00 Taxes:999.00
20140904-0080923

Y-KW-14-4028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS~~ GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline Hendrickson	**Peoples Home Equity, Inc.**	
(NAME) **4028 Woodmont Blvd, Unit A**	(NAME) **5205 Maryland Way, Ste. 100**	**116-08-0I-003.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARIANNE C. SIAMI, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROLINE HENDRICKSON, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of the Gania Clayton Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Gania Clayton Condominiums, of record in Book 5419, Page 648, and as amended in Book 7304, Page 882, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5419, Page 655, and amended in Instrument No. 20070130-0012389, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Gania Clayton Condominiums, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Book 5419, Page 648, and as amended in Book 7304, Page 882, said Register's Office, for a more complete identification and description of such Unit. Said Unit is located on a portion of Lot Nos. 1 and 2 on the Plan of the Resubdivision of Lot No. 115 of Kenner Manor, of record in Book 4955, Page 1, said Register's Office, to which plan reference is also hereby made.

Being the same property conveyed to Marianne C. Siami by deed from Mary Frances Jones, an unmarried person of record in Instrument No. 20080506-0046430 Register's Office for Davidson County, Tennessee, dated May 02, 2008 and recorded on May 06, 2008.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- By-Laws of record in Book 5419, Page 655 and Instrument No. 20070130-0012389;
- Master Deed of record in Book 5419, Page 648, as amended in Book 7304, Page 882;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4028 Woodmont Blvd, Unit A, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 29th DAY OF AUGUST, 2014.

Marianne C. Siami by C. Loy Carney, Attorney 1ao Fact

Marianne C. Siami by C. Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. LOY CARNEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARIANNE C. SIAMI, and who acknowledged he/she/they executed the same as the free act and deed of the said MARIANNE C. SIAMI.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212